PT GOVT LOT 2 OF SEC 34-2N-28E
IN OR 268/203

WILDER RONALD B & SANDRA K
95147 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

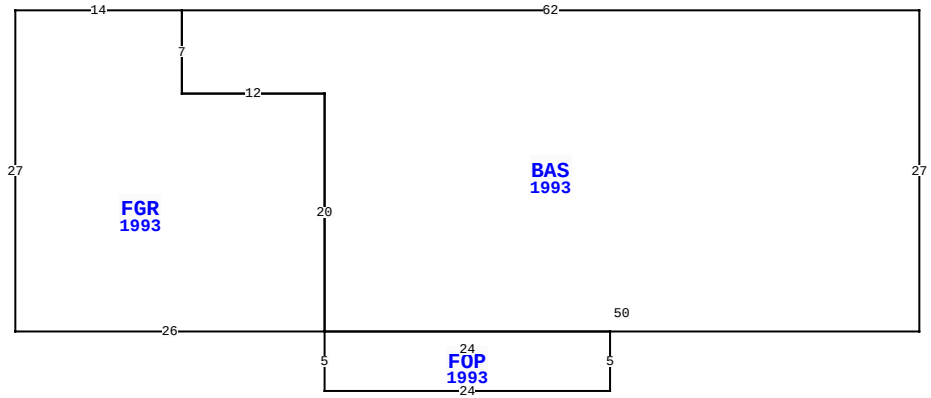
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	1993	1,434	139,008
FGR	618	55	1993	340	32,959
FOP	120	30	1993	36	3,490
TOTALS	2,172			1,810	175,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	137.5000	137.50	248,875	1978	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 1979 Heated Area: 1434 HX Base Yr 1979



95147 WILDER BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,457
TOTAL MARKET OB/XF VALUE		1,478
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		276,935
SOH/AGL Deduction		161,817
ASSESSED VALUE		115,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,396
TOTAL JUST VALUE		276,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960481	REPAIR/RRF	3,300	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0268/0203	6/01/1978	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 FGR=[YR=1993] W14 S27 E26 N20 W12 N7 $ S7 E12 S20 FOP=[YR=1993] S5 E24 N5W24$ E50 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1980	1980	3	30	234	
2	0810	CONCRETE A	0	100	0	0	441.00	SF	6.50	6.50	100	1980	1980	3	30	860	
3	0680	POLE SHED	0	100	0	0	192.00	SF	10.00	10.00	100	1980	1980	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,478

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/22/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS