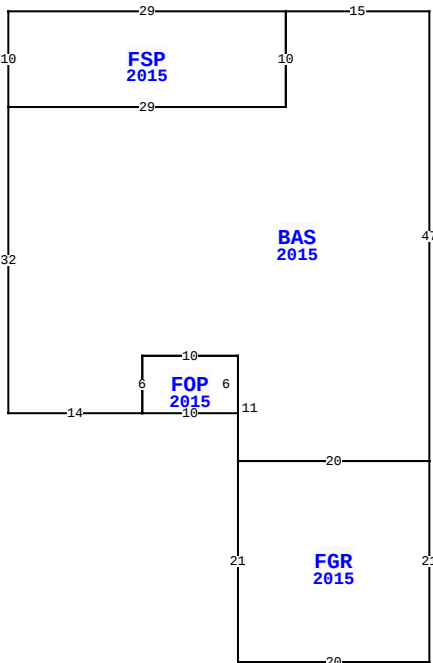




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0900 01 1,963 121.2162 160.01 314,100 2015 2015 0 0 4.50 95.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2017 Heated Area: 1598 HX Base Yr 2017										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 299,966									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 11,740									
Interior Floo 11 CLAY TILE 60																				TOTAL LAND VALUE - MARKET 110,000									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 421,706									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 194,246									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 227,460									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 176,738									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 421,706									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 400,635																			
Quality 04 Quality Level 04																													
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 1,598 100 2015 1,598 244,190																													
FGR 420 55 2015 231 35,299																													
FOP 60 30 2015 18 2,750																													
FSP 290 40 2015 116 17,726																													
TOTALS 2,368 1,963 299,966																													
EXTRA FEATURES										95075 MALLORY WILDER ST, FERNANDINA BEACH																			
L N 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										BLD DATE LGL DATE XF DATE LAND DATE FAC DATE AG DATE																			
1 0810 CONCRETE A 0 100 37 3 111.00 SF 6.50 6.50 100 2015 2015 3 95 685										05/09/2025 MLU																			
2 0810 CONCRETE A 0 100 26 16 416.00 SF 6.50 6.50 100 2015 2015 3 95 2,569																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2015 2015 3 96 3,360																													
4 0940 SHEDS/PORT 0 100 10 8 80.00 SF 30.00 30.00 100 2016 2016 3 70 1,680																													
5 0855 CONC PAVER 0 100 12 12 144.00 SF 7.00 7.00 100 2016 2016 3 95 958																													
6 0300 BOAT DCK W 0 100 24 4 96.00 SF 32.00 32.00 100 2017 2017 3 81 2,488																													
LAND DESCRIPTION										TOTAL OB/XF 11,740																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.10 AC 1.00 1.00 1.00 100,000.00 100,000.00 110,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 1.10 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS																			