PT GOVT LOT 2 OF SEC 34-2N-28E
IN OR 2024/587

BENNETT KATHY W & RAY A
95043 MALLORY WILDER ST
FERNANDINA BEACH, FL 32034

2025

34-2N-28-0000-0007-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

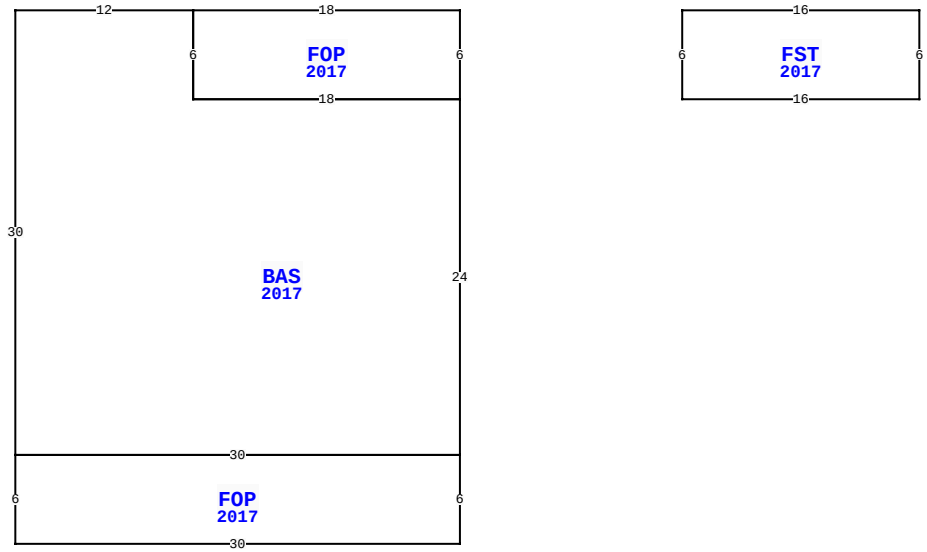
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2017	792	118,609
FOP	108	30	2017	32	4,792
FOP	180	30	2017	54	8,087
FST	96	55	2017	53	7,938
TOTALS	1,176			931	139,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	931	116.9640	154.39	143,737	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 792 HX Base Yr 2018



95043 MALLORY WILDER ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,425
TOTAL MARKET OB/XF VALUE		7,874
TOTAL LAND VALUE - MARKET		111,000
TOTAL MARKET VALUE		258,299
SOH/AGL Deduction		127,629
ASSESSED VALUE		130,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,948
TOTAL JUST VALUE		258,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702449	CO ISSUED	0	12/07/2017
B1702449	NEW CONSTR	98,532	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2024/0587	12/01/2015	QC	U	V	11	100
GRANTOR: WILDER MALLORY D						
GRANTEE: BENNETT KATHY W & R						
1819/0702	8/17/2012	QC	U	I	11	100
GRANTOR: WILDER MALLORY D & LI						
GRANTEE: BENNETT KATHY & RAY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W18 BAS=[YR=2017] W12 S30 FOP=[YR=2017] S6 E30 N6 W30$ E30 N24 W18 N6$ S6 E18 N6$ PTR= E15 FST=[YR=2017] E16 S6 W16 N6$ W15$.

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	0858	SCULP CONC	0	100	0	0	355.00	SF	13.00	13.00	100	2017	2017	3	99	4,569	
2	0300	BOAT DCK W	0	100	34	4	136.00	SF	30.00	30.00	100	2017	2017	3	81	3,305	

LAND DESCRIPTION

TOTAL OB/XF 7,874

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	0005	RSF-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	111,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.11 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS