

FROSCHER BARBARA G TRUSTEE OF/BARBARA G FROSCHER R
95258 WILDER BLVD
FERNANDINA BEACH, FL 32034

34-2N-28-0000-0016-0000

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		26	AL SIDING 100		0100	01	1,275	113.3600	113.36	144,534	1955	1955	0	0	0	34.50	65.50	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2015										Heated Area: 1036					HX Base Yr 2015					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE					361,310														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					27,705														
Interior Floor		08	SHT VINYL 100												TOTAL LAND VALUE - MARKET					800,000														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					1,189,015														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					649,433														
Bedrooms			2 100												ASSESSED VALUE					539,582														
Bathrooms			1.5 100												TOTAL EXEMPTION VALUE					HX HB					50,722									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					488,860														
Stories		1.	1. 100												TOTAL JUST VALUE					1,189,015														
Units			0 100												NCON VALUE					0														
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					1,204,969																								
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4009.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,036	100	1993	1,036	76,924																													
FEP	224	80	1993	179	13,291																													
FOP	50	30	1993	15	1,114																													
UOP	224	20	1993	45	3,341																													
TOTALS		1,534			1,275	94,670																												
EXTRA FEATURES					95258 WILDER BLVD, FERNANDINA BEACH										BLD DATE		03/03/2023		NW		LGL DATE				05/09/2025		MLU							
															XF DATE						LAND DATE													
															INC DATE						AG DATE													
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																		
1	0810	CONCRETE A	0 100	0	0	60.00	SF	6.50	6.50	100	1992	1992	3	62	242																			
2	0350	CARPORT WD	0 100	0	0	625.00	SF	6.50	6.50	100	1955	1955	3	20	813																			
3	0300	BOAT DCK W	0 100	0	0	528.00	SF	40.00	40.00	100	1995	1995	3	20	4,224																			
4	0940	SHEDS/PORT	0 100	14	19	266.00	SF	30.00	30.00	100	1955	1955	3	20	1,596																			
5	0940	SHEDS/PORT	0 100	12	15	180.00	SF	18.00	18.00	100	1960	1960	3	20	648																			
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660																			
7	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	1995	1995	3	100	10,000																			
8	0310	AL GANG WY	0 100	0	0	24.00	LF	115.00	115.00	100	2019	2019	3	82	2,263																			
9	0303	FLT DOCK W	0 100	20	8	160.00	SF	26.00	26.00	100	2019	2019	3	87	3,619																			
10	0317	DCK PLNG W	0 100	0	0	4.00	UT	500.00	500.00	100	2019	2019	3	82	1,640																			
LAND DESCRIPTION										TOTAL OB/XF										27,705														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000	132	C	RES RIVER	100		RSF-	1100.00	430.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000																

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