PT OF GOVT LOT 2
IN OR 2436/1272
R/W ESMT IN OR 804/862

LOYD TIMOTHY ALLEN & LAURA ANN
95055 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-0000-0020-0020

BUILDING CHARACTERISTICS

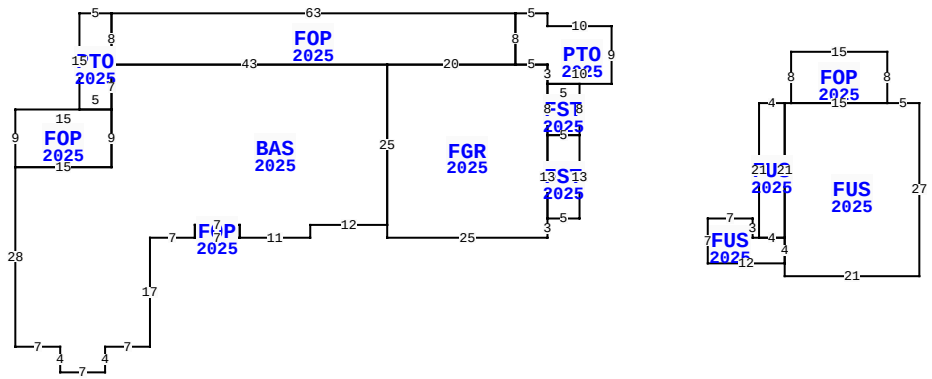
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100
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	1,673	100	2025	1,673	294,264
FGR	675	55	2025	371	65,255
FOP	14	30	2025	4	704
FOP	120	30	2025	36	6,332
FOP	135	30	2025	40	7,036
FOP	504	30	2025	151	26,559
FST	40	55	2025	22	3,870
FST	65	55	2025	36	6,332
FUS	69	100	2025	69	12,136
FUS	84	100	2025	84	14,775
TOTALS	4,151			3,063	538,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,063	111.3200	175.89	538,751	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2393 HX Base Yr 2025



** This building has 13 Sub-Areas

95055 WILDER BLVD, FERNANDINA BEACH

BLD DATE		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		538,751
TOTAL MARKET OB/XF VALUE		29,379
TOTAL LAND VALUE - MARKET		1,155,200
TOTAL MARKET VALUE		1,723,330
SOH/AGL Deduction		0
ASSESSED VALUE		1,723,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,672,608
TOTAL JUST VALUE		1,723,330
NCON VALUE		548,951
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004149	PRIVATE PROVIDER	489,519	04/11/2024
B230008901		489,519	07/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1272	2/24/2021	WD	Q	I	01	435,000
GRANTOR: BUNK CAROL MONA ET AL						
GRANTEE: LOYD TIMOTHY ALLEN						
1204/1727	1/30/2004	QC	Q	V	01	100
GRANTOR: BUNK CAROL ETAL						
GRANTEE: BUNK CAROL MONA						

BUILDING NOTES

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	0301	BOAT DCK C	0	100	100	4	400.00	SF	24.00	24.00	100	2021	2021	3	93	8,928	
2	0300	BOAT DCK W	0	100	16	8	128.00	SF	44.00	44.00	100	2021	2021	3	93	5,238	
3	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00	115.00	100	2021	2021	3	90	1,863	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2021	2021	3	90	1,800	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2021	3	90	1,350	
7	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
8	0810	CONCRETE A	0	100	0	0	800.00	SF	6.50	6.50	100	2025	2024		100	5,200	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E15 N9 N7 E43 S25 W12 S2 W11 N2 W7 S2 W7 S17 W7 S4 W7 N4 W7 N28 $
FGR=[YR=2025;ORIG=68,-6] E20 E5 S3 S8 S13 S3 W25 N2 N25 $
FUS=[YR=2025;ORIG=130,0] E1 E15 E5 S27 W21 N2 N4 N21 $
FOP=[YR=2025;ORIG=25,-14] E63 S8 W20 W43 N8 $
FOP=[YR=2025;ORIG=25,1] W15 S9 E15 N9 $
PTO=[YR=2025;ORIG=88,-14] E5 S2 E10 S9 W10 N3 W5 N8 $
FOP=[YR=2025;ORIG=131,0] E15 N8 W15 S8 $
FUS=[YR=2025;ORIG=130,21] W4 N21 E4 S21 $
PTO=[YR=2025;ORIG=25,1] W5 N15 E5 S8 S7 $
FUS=[YR=2025;ORIG=130,21] W4 W1 N3 W7 S7 E12 N4 $
FST=[YR=2025;ORIG=93,5] E5 S13 W5 N13 $

LAND DESCRIPTION

TOTAL OB/XF 29,379

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	000132	C	RES RIVER	100		RSF-1	0.00	0.00	152.00	FF		1.00	1.00	0.95	8,000.00	7,600.00	1,155,200							

REVIEW DATE 06/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 1,155,200 Market: 0 Agricultural: 0 Common: 1,155,200 PRINTED 07/30/2025 BY SYS