PT GOVT LOT 1 OF SEC 34-2N-28E
IN OR 2775/1737
SUB OF GOVT LOT 1 OF

WILDER ETHAN
95088 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4960-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

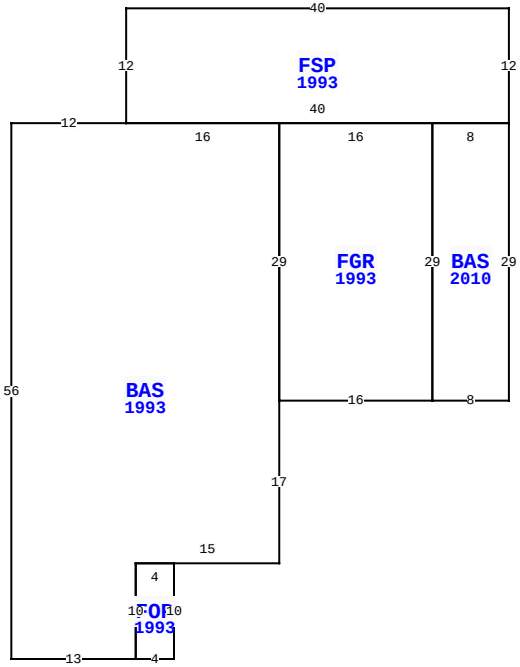
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,418	100	1993	1,418	140,733
BAS	232	100	2010	232	23,026
FGR	464	55	1993	255	25,309
FOP	40	30	1993	12	1,191
FSP	480	40	1993	192	19,056
TOTALS	2,634			2,109	209,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	120.3048	120.30	253,713	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1650 HX Base Yr 2000



941126 OLD NASSAUVILLE RD, 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		209,313
TOTAL MARKET OB/XF VALUE		14,398
TOTAL LAND VALUE - MARKET		98,250
TOTAL MARKET VALUE		321,961
SOH/AGL Deduction		171,698
ASSESSED VALUE		150,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,541
TOTAL JUST VALUE		321,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7996	XFOB	7,660	04/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1737	3/10/2025	WD	U	I	30	158,000
GRANTOR: WILDER EDMUND G JR &						
GRANTEE: WILDER ETHAN						
0883/1322	5/18/1999	WD	Q	I		108,300
GRANTOR: HIGGINBOTHAM HERMAN B						
GRANTEE: WILDER EDMUND G JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W40 S12 BAS=[YR=1993] W12 S56 E13 FOP=[YR=1993] E4 N10 W4 S10$ N10 E15 N17 FGR=[YR=1993] E16 BAS=[YR=2010] E8 N29 W8 S29 $ N29 W16 S29$ N29 W16$ E40 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	525.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,488	
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	23.45	23.45	100	1992	1992	3	20	2,251	
4	0845	KOOL DECK	0	100	0	0	566.00	SF	7.25	7.25	100	1992	1992	3	62	2,544	
5	0861	POOL GUNIT	0	100	32	18	576.00	SF	51.00	51.00	100	1992	1992	3	20	5,875	

LAND DESCRIPTION

TOTAL OB/XF 14,398

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	000100	C	RES	100	0004	RSF-1	0.00	0.00	1.31	AC		1.00	1.00	0.75	100,000.00	75,000.00	98,250							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 1.31 Total Land Value: 98,250 Market: 0 Agricultural: 0 Common: 98,250 PRINTED 07/30/2025 BY SYS