LOT 37
IN OR 552/451
(EX ESMT IN OR 244/614)

WILDER KENNETH JR & DONNA KAY
95206 WILDER BOULEVARD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4980-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

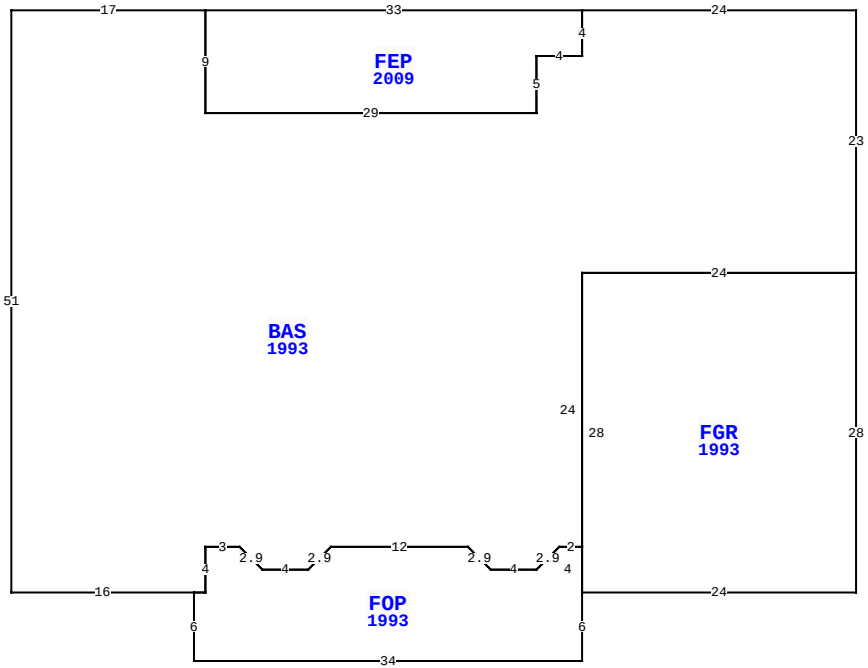
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,717	100	1993	2,717	242,441
FEP	277	80	2009	222	19,809
FGR	672	55	1993	370	33,015
FOP	312	30	1993	94	8,388
TOTALS	3,978			3,403	303,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,403	115.9568	115.96	394,612	1993	1993	0	0	0	23.05	76.95

1 SINGLE FAM – 100% - 1995 Heated Area: 2717 HX Base Yr 1995



95206 WILDER BLVD, 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		303,654
TOTAL MARKET OB/XF VALUE		9,473
TOTAL LAND VALUE - MARKET		93,000
TOTAL MARKET VALUE		406,127
SOH/AGL Deduction		211,886
ASSESSED VALUE		194,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,519
TOTAL JUST VALUE		406,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103820	ROOF	16,000	03/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0552/0451	9/14/1988	WD	Q	I		29,000
GRANTOR: COLLINS H P & LAURA						
GRANTEE: WILDER KENNETH JR &						
0129/0015	1/01/1972	TA	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=2009] W33 S9 E29 N5 E4 N4 $ S4 W4 S5 W29 N9 W17 S51 E16 FOP=[YR=1993] S6 E34 N6 FGR=[YR=1993] E24 N28 W24 S28 $ N4 W2 D2 L2 W4 U2 L2 W12 D2 L2 W4 U2 L2 W3 S4 W1 $ E1 N4 E3 D2 R2 E4 U2 R2 E12 D2 R2 E4 U2 R2 E2 N24 E24 N23 $.

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	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1976	1976	3	26	5,949	
2	0810	CONCRETE A	0	100	28	28	784.00	SF	6.50	6.50	100	1976	1976	3	26	1,325	
3	0811	CONCRETE B	0	100	0	0	986.00	SF	3.48	3.48	100	1993	1993	3	64	2,199	

LAND DESCRIPTION

TOTAL OB/XF 9,473

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	0006	RSF-	1176.00	215.00	0.93	AC		1.00	1.00	1.00	100,000.00	100,000.00	93,000							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.93 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS