

LOT 38
IN OR 1922/592
DUROC FARMS S/D OR 21/524

SHIRAH TAWNY LYNN LVG TRUST/SHIRAH TAWNY LYNN TRUS
95180 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4980-0038-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	2	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	1,846	100	1993	1,846	173,428
FOP	172	30	1993	52	4,885
FOP	306	30	2014	92	8,643
TOTALS	2,324			1,990	186,956

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,990	113.1900	113.19	225,248	1965	1985		0	0	17.00	83.00
1 SINGLE FAM - 100% - 1991 Heated Area: 1846 HX Base Yr 1991												
95180 WILDER BLVD, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/09/2025 MLU												

EXTRA FEATURES										95180 WILDER BLVD, FERNANDINA BEACH				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	12	28	336.00	SF	6.50	6.50	100	1980	1980	3	30	655					
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1982	1982	3	35	273					
3	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	1992	1992	3	20	749					
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