LOT 41 & PT LOT 42 IN
OR 2066/1905 (EX SOVEREIGN
SUBMERGED LANDS LYING OUTSIDE

BURNSED GARY CLAYTON & APRIL L
95085 WILDER BV
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4980-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

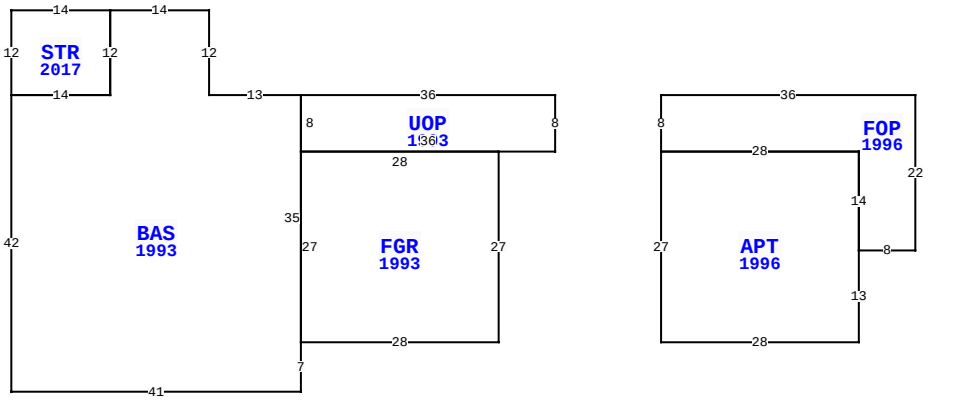
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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
APT	756	100	1996	756	65,724
BAS	1,890	100	1993	1,890	164,310
FGR	756	55	1993	416	36,166
FOP	400	30	1996	120	10,432
STR	168	10	2017	17	1,478
UOP	288	20	1993	58	5,042
TOTALS	4,258			3,257	283,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,257	111.5960	111.60	363,481	1961	1991	0	0	0	22.10	77.90

1 SINGLE FAM – 100% - 2023 Heated Area: 2646 HX Base Yr 2023



95085 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		283,152
TOTAL MARKET OB/XF VALUE		19,576
TOTAL LAND VALUE - MARKET		462,000
TOTAL MARKET VALUE		764,728
SOH/AGL Deduction		0
ASSESSED VALUE		764,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		714,006
TOTAL JUST VALUE		764,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		867,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615276	REPAIR/RRF	0	08/30/2016
962918	ADDITION	45,000	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/1905	7/28/2016	WD	Q	I	01	185,000
GRANTOR: ROSE ERIK						
GRANTEE: BURNSED GARY CLAYTO						
1889/1684	11/15/2013	WD	Q	I	02	181,000
GRANTOR: BENNETT IDELIA & JOHN						
GRANTEE: ROSE ERIK						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W36 BAS=[YR=1993] W13 N12 W14 STR=[YR=2017] W14 S12 E14 N12$ S12 W14 S42 E41 N7 FGR=[YR=1993] E28 N27 W28 S27$ N35$S8 E36 N8 $ PTR=E15 FOP=[YR=1996] E36S22 W8 APT=[YR=1996] S13 W28 N27 E28S14$ N14 W28 N8$ W15$.

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	0861	POOL GUNIT	0	100	13	30	200.00	SF	85.00	85.00	100	2000	2000	3	23	3,910	
2	0845	KOOL DECK	0	100	0	0	225.00	SF	7.25	7.25	100	2000	2000	3	77	1,256	
3	0811	CONCRETE B	0	100	0	0	916.00	SF	2.60	2.60	100	1985	1985	3	44	1,048	
4	0300	BOAT DCK W	0	100	0	0	572.00	SF	30.00	30.00	100	1985	1985	3	20	3,432	
5	0510	GARAGE WD-	0	100	13	24	312.00	SF	23.45	23.45	100	1990	1990	3	20	1,463	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
7	0300	BOAT DCK W	0	100	0	0	176.00	SF	40.00	40.00	100	2017	2017	3	81	5,702	

LAND DESCRIPTION

TOTAL OB/XF 19,576

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	165.00	FF		1.00	1.00	0.35	8,000.00	2,800.00	462,000							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 462,000 Market: 0 Agricultural: 0 Common: 462,000 PRINTED 07/30/2025 BY SYS