

PT LOT 42 IN OR 2483/1105
DUROC FARMS S/D OR 21/524 &
PT GOVT LOT 2 OF SEC 34-2N-28E

FAULS ROBERT E & ANGELA R
95077 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4980-0042-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 70	0500	01	3,718	102.3300	161.68	601,126	2023	2023	0	0	0	0.15	99.85	VALUATION BY STANDARD															
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2024													Heated Area: 2606															
Roof Structure	03	GABLE/HIP 100														HX Base Yr															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	12	HARDWOOD 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	3	100																													
Bathrooms	3	100																													
Frame	02	WOOD FRAME 70																													
Stories	03	MASONRY 30																													
	3.	3. 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	1,303	100	2023	1,303	210,353																										
FGR	1,032	55	2023	568	91,696																										
FOP	170	30	2023	51	8,234																										
FOP	264	30	2023	79	12,754																										
FOP	330	30	2023	99	15,982																										
FOP	594	30	2023	178	28,736																										
FST	40	55	2023	22	3,552																										
FUS	1,303	100	2023	1,303	210,353																										
STR	90	10	2023	9	1,453																										
UOP	528	20	2023	106	17,112																										
TOTALS	5,654			3,718	600,224																										
EXTRA FEATURES						95077 WILDER BLVD, FERNANDINA BEACH																									
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	0920	CWALL-WD/M	0	100	0	0		165.00	LF 390.00	390.00	100	2002	2002	3	20	12,870															
2	0812	CONCRETE C	0	100	0	0		2,257.00	SF 4.00	4.00	100	2023	2023		100	9,028															
3	0462	ST/AL FNC	0	100	0	0		296.00	SF 10.00	10.00	100	2023	2023		98	2,901															
4	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2023	2023		99	594															
5	0300	BOAT DCK W	0	100	0	0		584.00	SF 40.00	40.00	100	2023	2023		98	22,893															
6	0861	POOL GUNIT	0	100	0	0		510.00	SF 85.00	85.00	100	2023	2023		98	42,483															
7	0855	CONC PAVER	0	100	0	0		442.00	SF 10.00	10.00	100	2023	2023		100	4,420															
8	0409	ELEVATOR R	0	100	0	0		1.00	UT 10,200.00	10,200.00	100	2023	2023		100	10,200															
TOTAL OB/XF 105,389																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	125.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,000,000														
REVIEW DATE 06/02/2022 BY KW Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 07/30/2025 BY SYS																															