LOTS 1 2 3 & 4
IN OR 2220/535
ELLIS LANDING SEC 2 UNR

ROWLAND EDWIN L & DONNA S L/E/
95301 WILDER BLVD
FERNANDINA BEACH, FL 32034

**2025**

**34-2N-28-5132-0001-0000**

## BUILDING CHARACTERISTICS

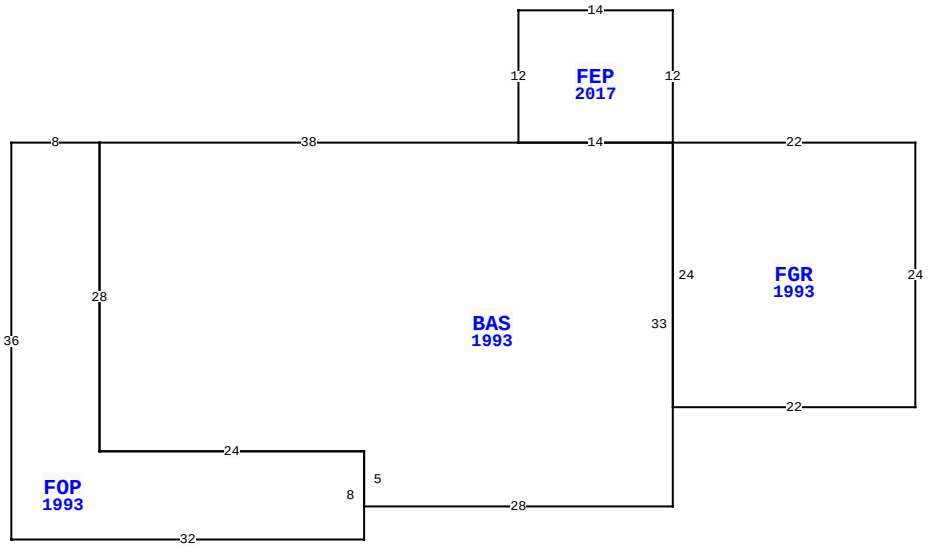
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 04 | Quality Level 04 |
| 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 | 1,596 | 100 | 1993 | 1,596 | 146,079 |
| FEP | 168 | 80 | 2017 | 134 | 12,265 |
| FGR | 528 | 55 | 1993 | 290 | 26,543 |
| FOP | 480 | 30 | 1993 | 144 | 13,180 |
| TOTALS | 2,772 | | | 2,164 | 198,068 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,164 | 113.7045 | 113.70 | 246,047 | 1985 | 1985 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 100% - 1975 Heated Area: 1596 HX Base Yr 1975




95301 WILDER BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 198,068 |
| TOTAL MARKET OB/XF VALUE | | 40,192 |
| TOTAL LAND VALUE - MARKET | | 313,000 |
| TOTAL MARKET VALUE | | 551,260 |
| SOH/AGL Deduction | | 339,830 |
| ASSESSED VALUE | | 211,430 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 160,708 |
| TOTAL JUST VALUE | | 551,260 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 465,566 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25602 | REMODEL | 1,683 | 03/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2220/0535 | 8/10/2018 | LE | U | I | 11 | 100 |
| GRANTOR: ROWLAND EDWIN L & DON | | | | | | |
| GRANTEE: ROWLAND KIEL L | | | | | | |
| 0424/0369 | 6/22/1984 | WD | U | I | | 0 |
| GRANTOR: LEE TROY & BLANCA R | | | | | | |
| GRANTEE: ROWLAND EDWIN LAMAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W22 FEP=[YR=2017] N12 W14 S12 BAS=[YR=1993] W38 FOP=[YR=1993] W8 S36 E32 N8 W24 N28$ S28 E24 S5 E28 N33 W14$ E14$ S24 E22 N24$.

## 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 | 1985 | 1985 | 3 | 56 | 1,960 | |
| 2 | 0201 | BARN WD 10 | 0 | 100 | 50 | 36 | 1,800.00 | SF | 17.00 | 17.00 | 100 | 1980 | 1980 | 3 | 20 | 6,120 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 192.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 961 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,868.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 6,202 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 708.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 27 | 1,912 | |
| 6 | 1127 | BRICK 8" | 0 | 100 | 2 | 2 | 100.00 | SF | 11.00 | 11.00 | 100 | 2017 | 2017 | 3 | 99 | 1,089 | |
| 7 | 0092 | AUTO GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 1,050.00 | 1,050.00 | 100 | 2017 | 2017 | 3 | 74 | 1,554 | |
| 8 | 0464 | FNC GT 10' | 0 | 100 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 2017 | 2017 | 3 | 90 | 630 | |
| 9 | 0462 | ST/AL FNC | 0 | 100 | 610 | 0 | 2,440.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 81 | 19,764 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,192

| 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 | | RSF-1 | 0.00 | 0.00 | 3.13 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 313,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.13 Total Land Value: 313,000 Market: 0 Agricultural: 0 Common: 313,000 PRINTED 07/30/2025 BY SYS