LOTS 5 & 6
IN OR 2779 PG 1382
ELLIS LANDING SEC 2 UNR

TALBOT DONALD W & ELIZABETH A L/E/
95253 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-5132-0005-0000

BUILDING CHARACTERISTICS

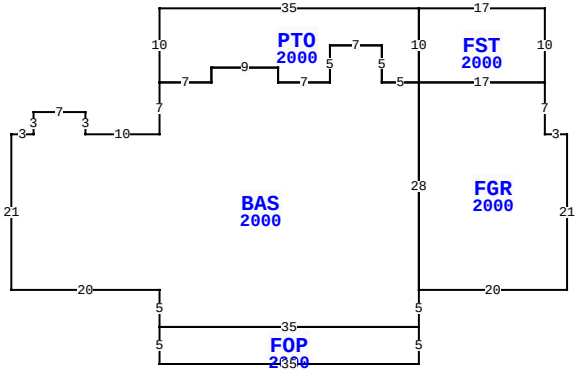
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,649	100	2000	1,649	165,418
FGR	539	55	2000	296	29,693
FOP	175	30	2000	52	5,216
FST	170	55	2000	94	9,430
FUS	970	100	2000	970	97,304
PTO	297	5	2000	15	1,505
TOTALS	3,800			3,076	308,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,076	86.1120	113.67	349,649	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2001 Heated Area: 2619 HX Base Yr 2001



95253 WILDER BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	308,565
TOTAL MARKET OB/XF VALUE	7,902
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	461,467
SOH/AGL Deduction	241,283
ASSESSED VALUE	220,184
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	169,462
TOTAL JUST VALUE	461,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996637	NEW CONSTR	150,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/1382	4/05/2025	WD	U	I	11	100
GRANTOR: TALBOT DONALD W & ELI						
GRANTEE: ADAMS LISA ANNE						
0795/1076	6/04/1997	WD	U	V	07	100
GRANTOR: RIVERA ELISEO & MYRNA						
GRANTEE: TALBOT DONALD & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2000] W17 PTO=[YR=2000] W35 S10 BAS=[YR=2000] S7 W10 N3 W7 S3 W3 S21 E20 S5 FOP=[YR=2000] S5 E35 N5 W35 $ E35 N5 FGR=[YR=2000] E20 N21 W3 N7 W17 S28 $ N28 W5 N5 W7 S5 W7 N2 W9 S2 W7 $ E7 N2 E9 S2 E7 N5 E7 S5 E5 N10 $ S10 E17 N10 $ PTR= E15 FUS=[YR=2000] E35 S26 W5 S5 W4 N5 W6 S5 W4 N5 W6 S5 W4 N5 W6 N26 $ 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	0812	CONCRETE C	0	100	0	0	2,020.00	SF	4.00	4.00	100	2000	2000	3	77	6,222	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	

LAND DESCRIPTION

TOTAL OB/XF 7,902

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	1.45	AC		1.00	1.00	1.00	100,000.00	100,000.00	145,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.45 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS