LOT 9, PT LOT 10 & PT OF
GOVT LOT 2 OF SEC 34-2N-28E
IN OR 2290/1665 (EX R/W IN

ARVIN DOUGLASS K/WELSH MEGAN N
95086 MALLORY WILDER ST
FERNANDINA BEACH, FL 32034

2025

34-2N-28-5132-0009-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

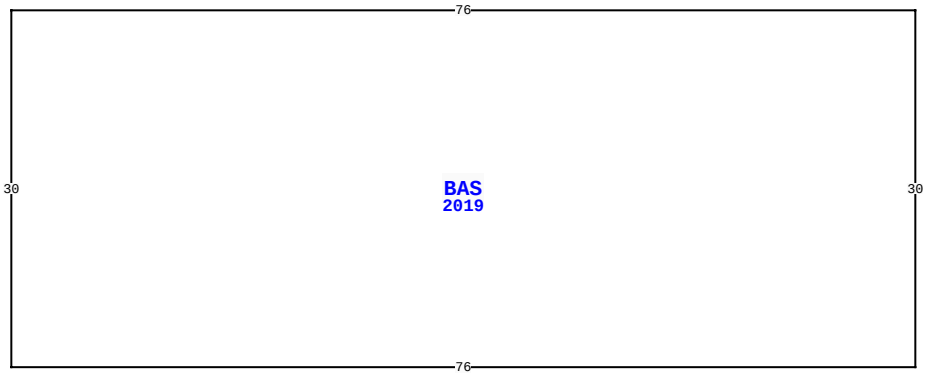
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	215,195
TOTALS	2,280			2,280	215,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	107.0160	96.31	219,587	2019	2019	0	0	0	2.00	98.00

1 SFR MODULR – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



95086 MALLORY WILDER ST, 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		215,195
TOTAL MARKET OB/XF VALUE		2,861
TOTAL LAND VALUE - MARKET		166,000
TOTAL MARKET VALUE		384,056
SOH/AGL Deduction		186,910
ASSESSED VALUE		197,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,424
TOTAL JUST VALUE		384,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906718	CO ISSUED	0	10/20/2019
B1906718	MODULAR HM	0	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1665	7/16/2019	WD	U	I	11	100
GRANTOR: WELSH JOHN A JR						
GRANTEE: ARVIN DOUGLASS K &						
1499/1539	5/17/2007	WD	Q	I	01	40,000
GRANTOR: WELSH SANDRA JEAN						
GRANTEE: WELSH JOHN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

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	0510	GARAGE WD-	0	100	21	16	336.00	SF	35.00	35.00	100	1985	1985	3	20	2,352	
2	0350	CARPORT WD	0	100	16	17	272.00	SF	9.36	9.36	100	1987	1987	3	20	509	

LAND DESCRIPTION

TOTAL OB/XF 2,861

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	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							
2	000100	C	RES	100		RSF-1	0.00	0.00	0.57	AC		1.00	1.00	1.00	100,000.00	100,000.00	57,000							

REVIEW DATE 01/07/2020 BY KW Total Acres: 1.66 Total Land Value: 166,000 Market: 0 Agricultural: 0 Common: 166,000 PRINTED 07/30/2025 BY SYS