LOT 11
IN OR 2292/1250
ELLIS LANDING SEC 2 UNR

BAILEY ERIN
95133 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-5132-0011-0000

BUILDING CHARACTERISTICS

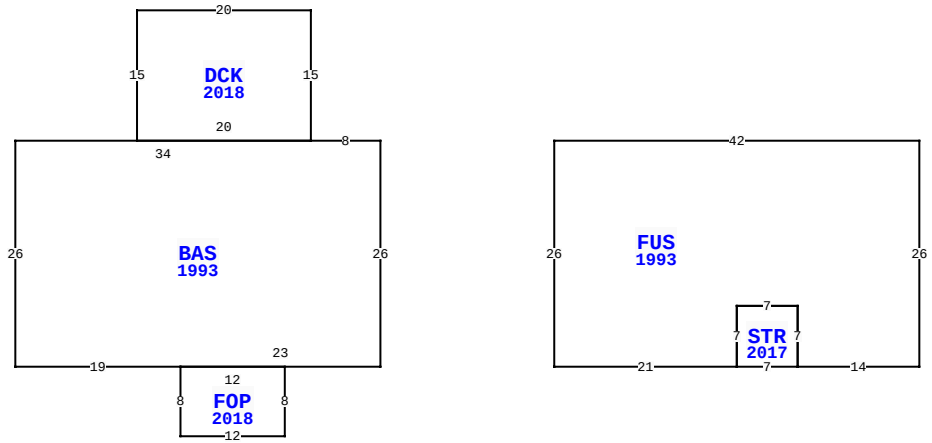
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	157,215
DCK	300	10	2018	30	4,319
FOP	96	30	2018	29	4,175
FUS	1,043	100	1993	1,043	150,160
STR	49	10	2017	5	720
TOTALS	2,580			2,199	316,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,199	113.9103	150.36	330,642	1978	2015	0	0	0	4.25	95.75

1 SNGL FAM – 100% - 2020 Heated Area: 2135 HX Base Yr 2020



95133 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		316,590
TOTAL MARKET OB/XF VALUE		8,602
TOTAL LAND VALUE - MARKET		322,000
TOTAL MARKET VALUE		647,192
SOH/AGL Deduction		372,010
ASSESSED VALUE		275,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,460
TOTAL JUST VALUE		647,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804539	REMODEL	82,000	05/04/2018
B1801564	DEMOLITION	3,500	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/1250	7/23/2019	WD	Q	I	01	320,000
GRANTOR: PHG REAL ESTATE LLC						
GRANTEE: BAILEY ERIN						
2292/1247	7/17/2019	QC	U	I	11	100
GRANTOR: CLARK FRITZ H						
GRANTEE: PHG REAL ESTATE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 DCK=[YR=2018] N15 W20 S15 E20$ W34 S26 E19
FOP=[YR=2018] S8 E12 N8 W12$ E23 N26 $ PTR= E20
FUS=[YR=1993] E42 S26 W14 STR=[YR=2017] W7 N7 E7 S7 $ N7 W7 S7 W21 N26 $ W20 $.

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	0300	BOAT DCK W	0	100	16	16	256.00	SF	40.00	40.00	100	2018	2018	3	84	8,602	

LAND DESCRIPTION

TOTAL OB/XF 8,602

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	115.00	FF		1.00	1.00	0.35	8,000.00	2,800.00	322,000							

REVIEW DATE 01/18/2019 BY KW Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 07/30/2025 BY SYS