

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2352/1031 & ESMT IN

WILDER CHARLES D & CALLIE L
96005 LITTLEBERRY LN
FERNANDINA BEACH, FL 32034

2025

41-2N-28-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,848	100	1993	1,848	255,138
BAS	150	100	2019	150	20,709
FOP	161	30	1993	48	6,627
FST	80	55	1993	44	6,075
UOP	30	20	1993	6	828
TOTALS	2,269			2,096	289,378

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	7,666.00	SF	4.00	4.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	3.97	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,096	125.6360	165.84	347,601	1980	2005	0	0	0	16.75	83.25	
1 SNGL FAM - 100% - 2021 Heated Area: 1998 HX Base Yr 2021													
96005 LITTLEBERRY LN, FERNANDINA BEACH													

TOTAL OB/XF 25,472													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100	1980	1980
2	0812	CONCRETE C	0	100	0	0	7,666.00	SF	4.00	4.00	100	1995	1995

TOTAL OB/XF 25,472													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100	0005	OR	0.00	0.00	3.97	AC	1.00	1.00	0.80

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		342,354	
TOTAL MARKET OB/XF VALUE		25,472	
TOTAL LAND VALUE - MARKET		317,600	
TOTAL MARKET VALUE		685,426	
SOH/AGL Deduction		288,877	
ASSESSED VALUE		396,549	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		345,827	
TOTAL JUST VALUE		685,426	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		591,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906994	REPAIR/RRF	4,500	06/28/2019
B1803396	REMODEL BATHRMS	25,000	04/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2352/1031	4/06/2020	WD	Q	I	02	435,000	
GRANTOR: VINCENT TONYA L & KIM							
GRANTEE: WILDER CHARLES D &							
1838/1230	2/05/2013	WD	U	I	11	100	
GRANTOR: GOODE BEAUFORD E							
GRANTEE: VINCENT TONYA L ETA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 FST=[YR=1993] N10 W8 BAS=[YR=2019] W15 UOP=[YR=1993] W3 S10 E3 N10\$ S10 E15N10\$ S10E8\$ W29 S33 E6 FOP=[YR=1993] S7 E23 N7W23\$ E50 N33\$.											

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