

ARSENAULT JOHN F & DONNA M
95465 WILDER BLVD
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0036-0000

[illegible]

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FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																										
Exterior Wall		05	AVERAGE 100							6500	01	806	97.4050	36.04	29,048	1997	1997	0	0		0	49.00	51.00	VALUATION BY					STANDARD																																				
Roof Structur		03	GABLE/HIP 100							2 GARAGE RES - 100% - 0														Heated Area: 784														HX Base Yr																											
Roof Cover		03	COMP SHNGL 100							28 28 12 5 8 5 16 28 BAS 1997 8 FST 1997																												BUILDING MARKET VALUE														269,523													
Interior Wall		05	DRYWALL 100																																			TOTAL MARKET OB/XF VALUE														6,935													
Interior Floo		03	CONC FINSH 100																																			TOTAL LAND VALUE - MARKET														200,000													
Air Condition		01	NONE 100																																			TOTAL MARKET VALUE														476,458													
Heating Type		01	NONE 100																																			SOH/AGL Deduction														308,017													
Bedrooms			0 100																																			ASSESSED VALUE														168,441													
Bathrooms			0 100																																			TOTAL EXEMPTION VALUE														HX HB 50,722													
Frame		02	WOOD FRAME 100																																			BASE TAXABLE VALUE														117,719													
Stories		1.	1. 100																																			TOTAL JUST VALUE														476,458													
Units			0 100																																			NCON VALUE														0													
Occupancy		00	NONE 100							INCOME VALUE																																																							
										PREVIOUS YEAR MKT VALUE														404,840																																									
Quality		06	Quality Level 06																																																														
DOR CODE		1200	STORE/OFFICE/RESID																																																														
MAP NUM			MKT AREA										04																																																				
NEIGHBORHOOD/LOC		4006.00																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																																											
BAS	784	100	1997	784		14,410																																																											
FST	40	55	1997	22		404																																																											
TOTALS		824		806		14,814		95465 WILDER BLVD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU																																							
																		XF DATE				LAND DATE																																											
																		INC DATE				AG DATE																																											
L N	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																																												
LAND DESCRIPTION																																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																							
REVIEW DATE	02/22/2022	BY	DJ	Total Acres: 0.00		Total Land Value: 200,000		Market: 0		Agricultural: 0		Common: 200,000		PRINTED 07/30/2025 BY SYS																																																			