LOT 39
IN OR 2666/1545
ELLIS LANDING UNR

GILLAND DANIEL & JENNIFER N
95553 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

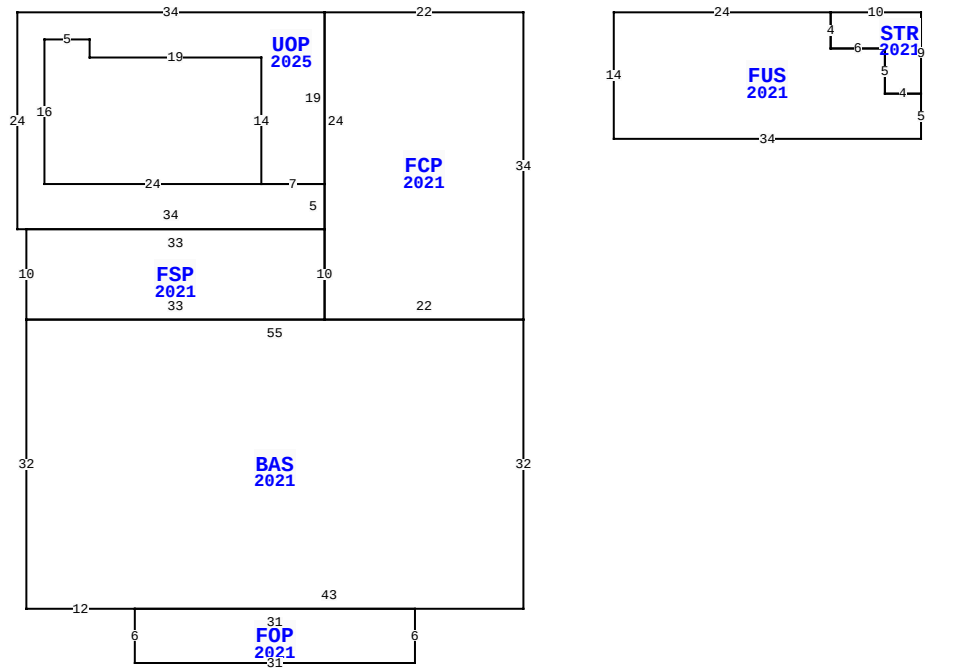
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,760	100	2021	1,760	301,557
FCP	748	25	2021	187	32,040
FOP	186	30	2021	56	9,595
FSP	330	40	2021	132	22,617
FUS	416	100	2021	416	71,277
STR	60	10	2021	6	1,028
UOP	470	20	2025	94	16,106
TOTALS	3,970			2,651	454,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,651	109.5360	173.07	458,809	2021	2021	0	0	0	1.00	99.00

2 SFR CUST – 100% - 2024 Heated Area: 2176 HX Base Yr 2024



95553 WILDER BLVD, 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		465,116
TOTAL MARKET OB/XF VALUE		62,584
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		627,700
SOH/AGL Deduction		121,113
ASSESSED VALUE		506,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		455,865
TOTAL JUST VALUE		627,700
NCON VALUE		66,462
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003182	POOL SCREEN ENCLO	12,500	03/20/2024
SP240002659	INGROUND CONCRETE	55,895	03/07/2024
C2102415	CO ISSUED	0	09/13/2021
B2104591	GARAGE	24,614	04/14/2021
B2102415	NEW CONSTR	295,585	03/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1545	9/14/2023	WD	Q	I	01	641,000
GRANTOR: CHISM ADAM M & MARCY						
GRANTEE: GILLAND DANIEL & JE						
2410/1452	11/18/2020	WD	Q	V	01	60,000
GRANTOR: HECKERSON PHILIP G SR						
GRANTEE: CHISM ADAM M & MARC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-55,34] S32 E12 E43 N32 W55 $
FCP=[YR=2021;ORIG=0,0] W22 S24 S10 E22 N34 $
FUS=[YR=2021;ORIG=10,0] E24 S4 E6 S5 E4 S5 W34 N14 $
FSP=[YR=2021;ORIG=-22,24] W33 S10 E33 N10 $
FOP=[YR=2021;ORIG=-43,66] S6 E31 N6 W31 $
STR=[YR=2021;ORIG=34,0] E10 S9 W4 N5 W6 N4 $
PTR=[ORIG=0,0] E10 W10 $
UOP=[YR=2025;ORIG=-22,0] W34 S24 E34 N5 W7 W24 N16 E5 S2 E19 S14 E7 N19 $
.

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	3,201.00	SF	4.00	4.00	100	2021	2021	3	99	12,676	
2	0476	VF 6 SBPL	0	100	0	0	136.00	LF	32.00	32.00	100	2021	2021	3	96	4,178	
3	0912	SCRN RM G	0	100	34	24	816.00	SF	20.00	20.00	100	2025	2024		100	16,320	
4	0861	POOL GUNIT	0	100	0	0	346.00	SF	85.00	85.00	100	2025	2024		100	29,410	

LAND DESCRIPTION

TOTAL OB/XF 62,584

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	0006	RSF-1	140.00	145.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/13/2025 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

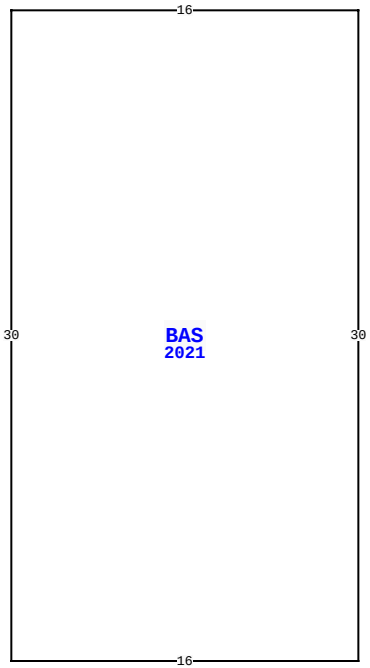
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2021	480	10,895
TOTALS	480			480	10,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	23.40	11,232	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2024 Heated Area: 480 HX Base Yr 2024



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GRANTEE: CHISM ADAM M & MARC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S30 E16 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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