LOT 70
IN OR 2413/1526
ELLIS LANDING UNR

MARINATO ALBERT M
95611 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

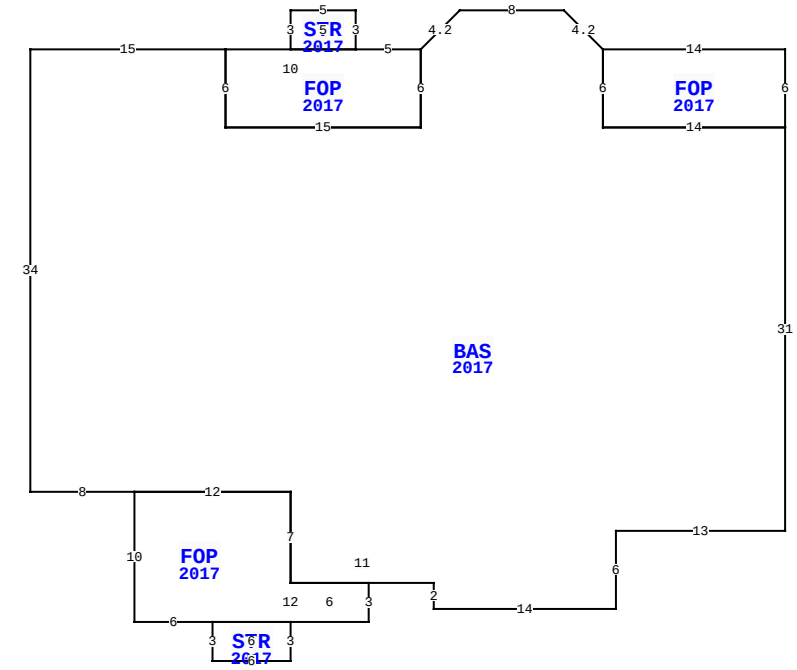
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2017	2,073	395,425
FOP	84	30	2017	25	4,769
FOP	90	30	2017	27	5,151
FOP	138	30	2017	41	7,821
STR	15	10	2017	2	381
STR	18	10	2017	2	381
TOTALS	2,418			2,170	413,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,170	124.4600	196.65	426,730	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 0% - 0 Heated Area: 2073 HX Base Yr



95611 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	429,765
TOTAL MARKET OB/XF VALUE	10,347
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	540,112
SOH/AGL Deduction	72,243
ASSESSED VALUE	467,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,869
TOTAL JUST VALUE	540,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706679	GARAGE	33,062	11/01/2017
B1633548	CO ISSUED	0	07/21/2017
B1633548	NEW CONSTR	241,497	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1526	12/03/2020	WD	Q	I	01	388,800
GRANTOR: CHISM ADAM M & MARCY						
GRANTEE: MARINATO ALBERT M						
2046/0467	5/09/2016	WD	Q	V	01	40,000
GRANTOR: DOOLEY KEVIN F & SUSA						
GRANTEE: CHISM ADAM M & MARC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W14 BAS=[YR=2017] U3 L3 W8 D3 L3
FOP=[YR=2017] W5 STR=[YR=2017] N3 W5 S3 E5$ W10 S6 E15 N6$ S6 W15 N6 W15 S34 E8 FOP=[YR=2017] S10 E6 STR=[YR=2017] S3 E6 N3 W6$ E12 N3 W6 N7 W12$ E12 S7 E11 S2 E14 N6 E13 N31 W14 N6$ S6 E14 N6$.

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	0810	CONCRETE A	0	0	48	3	144.00	SF	6.50	6.50	100	2018	2018	3	97	908	
2	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	2018	2018	3	97	662	
3	0811	CONCRETE B	0	0	0	0	1,740.00	SF	5.20	5.20	100	2018	2018	3	97	8,777	

LAND DESCRIPTION

TOTAL OB/XF 10,347

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	0		RSF-	1135.00	148.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

LOT 70
IN OR 2413/1526
ELLIS LANDING UNR

MARINATO ALBERT M
95611 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0070-0000

NASSAU COUNTY PROPERTY

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

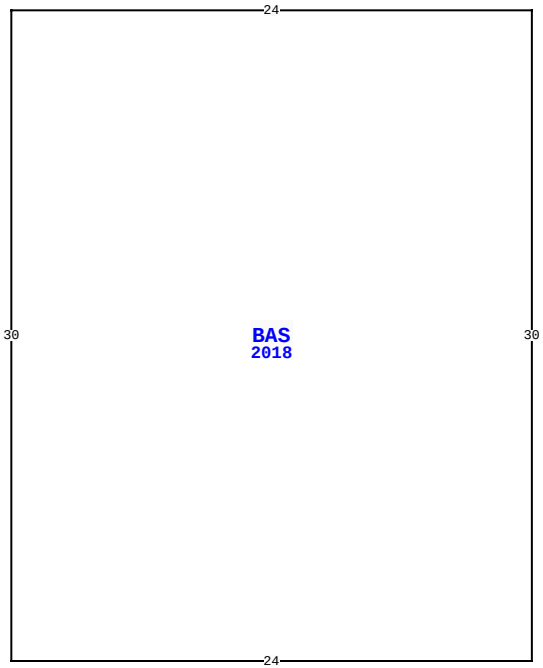
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2018	720	15,837
TOTALS	720			720	15,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



95611 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	429,765
TOTAL MARKET OB/XF VALUE	10,347
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	540,112
SOH/AGL Deduction	72,243
ASSESSED VALUE	467,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,869
TOTAL JUST VALUE	540,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1526	12/03/2020	WD	Q	I	01	388,800
GRANTOR: CHISM ADAM M & MARCY						
GRANTEE: MARINATO ALBERT M						
2046/0467	5/09/2016	WD	Q	V	01	40,000
GRANTOR: DOOLEY KEVIN F & SUSA						
GRANTEE: CHISM ADAM M & MARC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S30 E24 N30$.

EXTRA FEATURES

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

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS