

LOT 16
IN OR 1347/1313
MURRAY'S TRIANGLE PB 6/31

WILSON EDWARD E & TERESA W
96543 O'NEIL SCOTT ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-514M-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

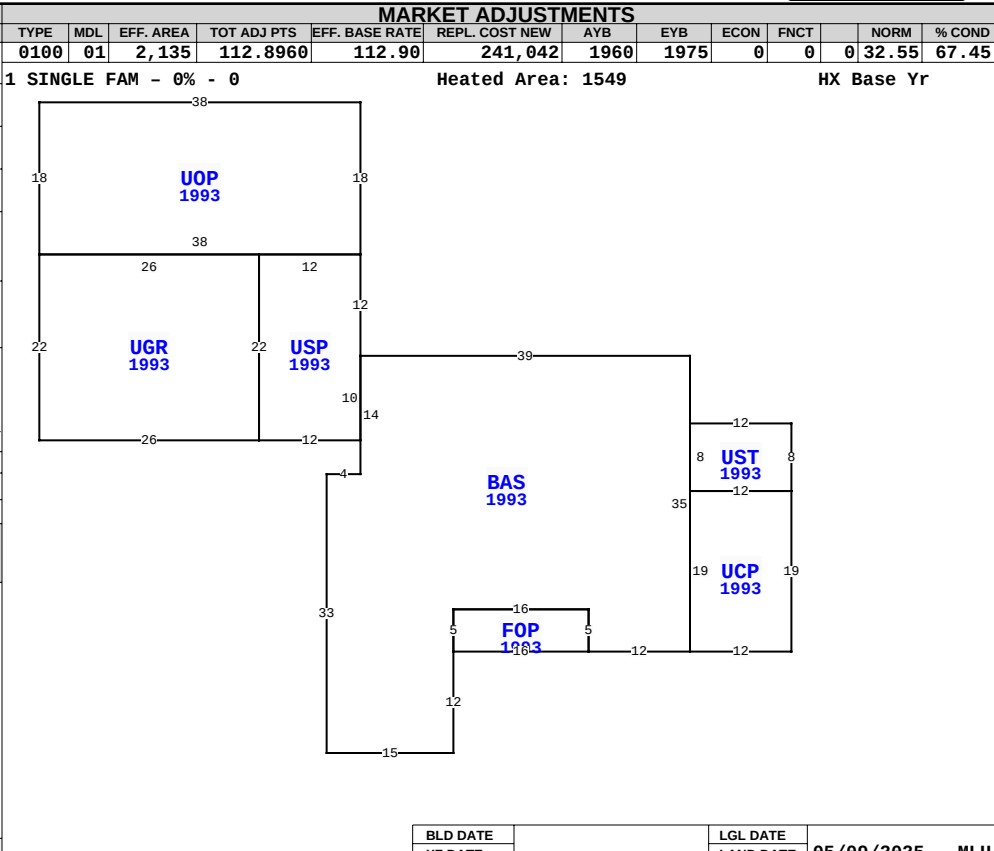
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4064.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	1993	1,549	117,958
FOP	80	30	1993	24	1,828
UCP	228	20	1993	46	3,503
UGR	572	45	1993	257	19,571
UOP	684	20	1993	137	10,432
USP	264	30	1993	79	6,016
UST	96	45	1993	43	3,275
TOTALS	3,473			2,135	162,583

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	0	0	0	1,018.00	SF	5.20
4	0680	POLE SHED	0	0	18	12	216.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00



95140 NASSAU RIVER RD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/09/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		171,977	
TOTAL MARKET OB/XF VALUE		4,374	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		376,351	
SOH/AGL Deduction		100,041	
ASSESSED VALUE		276,310	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		276,310	
TOTAL JUST VALUE		376,351	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,102	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/1313	9/06/2005	WD	Q	I		255,000	
GRANTOR: ROHRER CHARLES G & SA							
GRANTEE: WILSON EDWARD E & T							
0893/1283	8/02/1999	WD	Q	I		150,000	
GRANTOR: MURRAY JASPER CLAUDE							
GRANTEE: ROHRER CHARLES G &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W39 USP=[YR=1993] N12 UOP=[YR=1993] N18 W38 S18 E38\$ W12 UGR=[YR=1993] W26 S22 E26 N22\$ S22 E12 N10\$ S14 W4 S33 E15 N12 FOP=[YR=1993] E16 N5 W16 S5\$ N5 E16 S5 E12 UCP=[YR=1993] E12 N19 UST=[YR=1993] N8 W12 S8 E12\$ W12 S19 \$ N35\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

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