

BLK A {K/A PARCEL A} LOT 13
IN OR 206/38
WILDERS SUB OF NASSAU RIVER

PEACOCK RONALD L & CLADDIE J
95383 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5180-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1993	1,670	159,660
FGR	696	55	1993	383	36,616
FOP	99	30	1998	30	2,868
FOP	143	30	1998	43	4,111
FUS	726	100	1993	726	69,409
PTO	220	5	1998	11	1,052
STP	12	10	1998	1	96
STP	28	10	1998	3	287
TOTALS	3,594			2,867	274,098

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50
2	0300	BOAT DCK W	0	100	0	0	387.00	SF	40.00	40.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00
5	0825	BRICK	0	100	7	8	56.00	SF	12.50	12.50
6	0310	AL GANG WY	0	100	0	0	30.00	LF	115.00	115.00
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00
8	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000132	C	RES RIVER	100		RSF-	1100.00	475.00	100.00	FF

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM
0100	01	2,867	119.8829	119.88	343,696	1979	1995	0	0	20.25
1 SINGLE FAM - 100% - 1999 Heated Area: 2396 HX Base Yr 1999										
BLD DATE 05/09/2025 MLU										

TOTAL OB/XF										
12,096										

TOTAL OB/XF										
12,096										

Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,098	
TOTAL MARKET OB/XF VALUE		12,096	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,086,194	
SOH/AGL Deduction		732,890	
ASSESSED VALUE		353,364	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		297,582	
TOTAL JUST VALUE		1,086,194	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,025,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1905698	CHNGE SRVC	0	07/01/2019
984765	REMODEL	35,000	05/01/1998
960560	REPAIR/RRF	1,400	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0206/0038	11/03/1975	WD	U	V	09
GRANTOR: PRICE J ED & BETTY B					
GRANTEE: PEACOCK RONALD L &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
PTO=[YR=1998] W20 FOP=[YR=1998] W11 BAS=[YR=1993] W29 S50 E29 N8 FOP=[YR=1998] E3 STP=[YR=1998] S4 E7 N4 W7 \$ E8 N7 FGR=[YR=1993] E29 N24 W29 S24\$ N2 W11 S9\$ N9 E11 N20 W11 N13\$ S13 E11 N13\$ S11 E20 N3 STP=[YR=1998] E3 N4 W3 S4\$ N8\$ PTR=E40 FUS=[YR=1993] E14 S2 E8 S13 W8 S22 W14 N22 W8 N13 E8 N2\$ W40\$.					

TOTAL OB/XF										
12,096										

Common: 800,000 PRINTED 07/30/2025 BY SYS