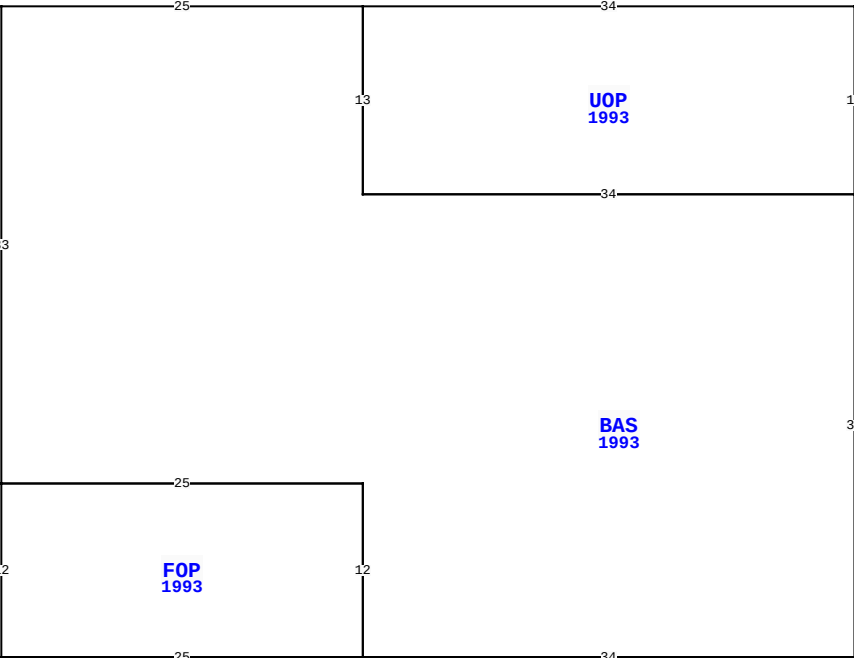


RAMSAY JANE/KUTZLEB MICHAEL KEITH & CLAUDIA DEBORA
95614 WILDER BOULEVARD
FERNANDINA BEACH, FL 32034

44-2N-28-5200-0001-0000

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	AP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		19	COMMON BRK 100		0100	01	2,091	125.2440	125.24	261,877	1962	1985	0	0	25	29.50	45.50	VALUATION BY					STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023															Heated Area: 1913										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										119,154									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										10,036									
Interior Floor		11	CLAY TILE 60																	TOTAL LAND VALUE - MARKET										800,000									
Interior Floor		14	CARPET 40																	TOTAL MARKET VALUE										929,190									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										298,213									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										630,977									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										0									
Bathrooms			1.5 100																	BASE TAXABLE VALUE										630,977									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										929,190									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE										875,240																								
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
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	1,913	100	1993	1,913	109,011																																		
FOP	300	30	1993	90	5,129																																		
UOP	442	20	1993	88	5,015																																		
TOTALS		2,655		2,091	119,154																																		
EXTRA FEATURES					95766 WILDER BLVD, FERNANDINA BEACH																																		
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																							
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030																								
2	0300	BOAT DCK W	0	0	0	350.00	SF	40.00	40.00	100	2000	2000	3	27	3,780																								
3	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	2004	2004	3	83	540																								
4	0920	CWALL-WD/M	0	0	0	100.00	LF	97.50	97.50	100	2007	2007	3	27	2,633																								
5	0920	CWALL-WD/M	0	0	0	100.00	LF	39.00	39.00	100	2007	2007	3	27	1,053																								
TOTAL OB/XF 10,036																																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000132	C	RES RIVER	0		RSF-	1100.00	407.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000																						
REVIEW DATE 04/19/2022 BY KWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS																																							