

BLK B {K/A PARCEL B} LOT 6
IN OR 756/241
WILDERS SUB OF NASSAU RIVER

WHITE DAVID K/CHAE HYE C
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5200-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,279	100	1993	2,279	205,533
BAS	290	100	2004	290	26,154
BAS	612	100	2004	612	55,193
FGR	650	55	2004	358	32,287
FOP	27	30	2004	8	722
FUS	735	100	2004	735	66,286
TOTALS	4,593			4,282	386,174

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,282	84.3480	111.34	476,758	1986	1986	0	0	0	19.00	81.00
1 SNGL FAM - 100% - 1997						Heated Area: 3916			HX Base Yr 1997			
The diagram shows a complex floor plan with several rooms and areas. The main area is labeled BAS 1993. Other areas include BAS 2004, FOP 2004, FGR 2004, and FUS 2004. Dimensions are provided for each area and the overall layout.												

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