

**HUMPHRIES DON A**  
95632 WILDER BLVD  
FERNANDINA BEACH, FL 32034

**44-2N-28-5200-0008-0000**



| BUILDING CHARACTERISTICS    |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                  |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|-------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                   |  |  |  |  |  |  |  |  |  | PAGE 1 of 2               |  |  |  |  |  |  |  |  |  |
| ELEMENT                     |  |  |  |  |  |  |  |  |  | TYPE                                |  |  |  |  |  |  |  |  |  | MDL                       |  |  |  |  |  |  |  |  |  |
| Exterior Wall               |  |  |  |  |  |  |  |  |  | 17                                  |  |  |  |  |  |  |  |  |  | CB STUCCO 90              |  |  |  |  |  |  |  |  |  |
| Exterior Wall               |  |  |  |  |  |  |  |  |  | 20                                  |  |  |  |  |  |  |  |  |  | FACE BRICK 10             |  |  |  |  |  |  |  |  |  |
| Roof Structur               |  |  |  |  |  |  |  |  |  | 03                                  |  |  |  |  |  |  |  |  |  | GABLE/HIP 100             |  |  |  |  |  |  |  |  |  |
| Roof Cover                  |  |  |  |  |  |  |  |  |  | 03                                  |  |  |  |  |  |  |  |  |  | COMP SHNGL 100            |  |  |  |  |  |  |  |  |  |
| Interior Wall               |  |  |  |  |  |  |  |  |  | 05                                  |  |  |  |  |  |  |  |  |  | DRYWALL 100               |  |  |  |  |  |  |  |  |  |
| Interior Floo               |  |  |  |  |  |  |  |  |  | 11                                  |  |  |  |  |  |  |  |  |  | CLAY TILE 50              |  |  |  |  |  |  |  |  |  |
| Interior Floo               |  |  |  |  |  |  |  |  |  | 12                                  |  |  |  |  |  |  |  |  |  | HARDWOOD 50               |  |  |  |  |  |  |  |  |  |
| Air Condition               |  |  |  |  |  |  |  |  |  | 03                                  |  |  |  |  |  |  |  |  |  | CENTRAL 100               |  |  |  |  |  |  |  |  |  |
| Heating Type                |  |  |  |  |  |  |  |  |  | 04                                  |  |  |  |  |  |  |  |  |  | AIR DUCTED 100            |  |  |  |  |  |  |  |  |  |
| Bedrooms                    |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  | 2 100                     |  |  |  |  |  |  |  |  |  |
| Bathrooms                   |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  | 2 100                     |  |  |  |  |  |  |  |  |  |
| Frame                       |  |  |  |  |  |  |  |  |  | 02                                  |  |  |  |  |  |  |  |  |  | WOOD FRAME 100            |  |  |  |  |  |  |  |  |  |
| Stories                     |  |  |  |  |  |  |  |  |  | 1.                                  |  |  |  |  |  |  |  |  |  | 1. 100                    |  |  |  |  |  |  |  |  |  |
| Units                       |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  | 0 100                     |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme               |  |  |  |  |  |  |  |  |  | 04                                  |  |  |  |  |  |  |  |  |  | DIST 01 100               |  |  |  |  |  |  |  |  |  |
| 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                         |  |  |  |  |  |  |  |  |  | 1,952                               |  |  |  |  |  |  |  |  |  | 100                       |  |  |  |  |  |  |  |  |  |
| BAS                         |  |  |  |  |  |  |  |  |  | 288                                 |  |  |  |  |  |  |  |  |  | 100                       |  |  |  |  |  |  |  |  |  |
| BAS                         |  |  |  |  |  |  |  |  |  | 204                                 |  |  |  |  |  |  |  |  |  | 100                       |  |  |  |  |  |  |  |  |  |
| FGR                         |  |  |  |  |  |  |  |  |  | 484                                 |  |  |  |  |  |  |  |  |  | 55                        |  |  |  |  |  |  |  |  |  |
| FSP                         |  |  |  |  |  |  |  |  |  | 80                                  |  |  |  |  |  |  |  |  |  | 40                        |  |  |  |  |  |  |  |  |  |
| USP                         |  |  |  |  |  |  |  |  |  | 336                                 |  |  |  |  |  |  |  |  |  | 30                        |  |  |  |  |  |  |  |  |  |
| TOTALS                      |  |  |  |  |  |  |  |  |  | 3,344                               |  |  |  |  |  |  |  |  |  | 2,843                     |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES              |  |  |  |  |  |  |  |  |  | 95632 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                           |  |  |  |  |  |  |  |  |  | 0300                                |  |  |  |  |  |  |  |  |  | BOAT DCK W                |  |  |  |  |  |  |  |  |  |
| 2                           |  |  |  |  |  |  |  |  |  | 0500                                |  |  |  |  |  |  |  |  |  | FP-PRE FAB                |  |  |  |  |  |  |  |  |  |
| 3                           |  |  |  |  |  |  |  |  |  | 1242                                |  |  |  |  |  |  |  |  |  | WD DECK A                 |  |  |  |  |  |  |  |  |  |
| 4                           |  |  |  |  |  |  |  |  |  | 0812                                |  |  |  |  |  |  |  |  |  | CONCRETE C                |  |  |  |  |  |  |  |  |  |
| 5                           |  |  |  |  |  |  |  |  |  | 0310                                |  |  |  |  |  |  |  |  |  | AL GANG WY                |  |  |  |  |  |  |  |  |  |
| 6                           |  |  |  |  |  |  |  |  |  | 0310                                |  |  |  |  |  |  |  |  |  | AL GANG WY                |  |  |  |  |  |  |  |  |  |
| 7                           |  |  |  |  |  |  |  |  |  | 0303                                |  |  |  |  |  |  |  |  |  | FLT DOCK W                |  |  |  |  |  |  |  |  |  |
| 8                           |  |  |  |  |  |  |  |  |  | 0462                                |  |  |  |  |  |  |  |  |  | ST/AL FNC                 |  |  |  |  |  |  |  |  |  |
| 9                           |  |  |  |  |  |  |  |  |  | 1126                                |  |  |  |  |  |  |  |  |  | CB/STC 8"                 |  |  |  |  |  |  |  |  |  |
| 10                          |  |  |  |  |  |  |  |  |  | 0322                                |  |  |  |  |  |  |  |  |  | BOAT LFT L                |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION            |  |  |  |  |  |  |  |  |  | TOTAL OB/XF                         |  |  |  |  |  |  |  |  |  | 17,451                    |  |  |  |  |  |  |  |  |  |
| 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                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| 1                           |  |  |  |  |  |  |  |  |  | 000132                              |  |  |  |  |  |  |  |  |  | C                         |  |  |  |  |  |  |  |  |  |
| RES RIVER                   |  |  |  |  |  |  |  |  |  | 100                                 |  |  |  |  |  |  |  |  |  | RSF-1100.00               |  |  |  |  |  |  |  |  |  |
| 300.00                      |  |  |  |  |  |  |  |  |  | 100.00                              |  |  |  |  |  |  |  |  |  | FF                        |  |  |  |  |  |  |  |  |  |
| 1.00                        |  |  |  |  |  |  |  |  |  | 1.00                                |  |  |  |  |  |  |  |  |  | 1.00                      |  |  |  |  |  |  |  |  |  |
| 8,000.00                    |  |  |  |  |  |  |  |  |  | 8,000.00                            |  |  |  |  |  |  |  |  |  | 800,000                   |  |  |  |  |  |  |  |  |  |
| REVIEW DATE                 |  |  |  |  |  |  |  |  |  | 04/30/2019                          |  |  |  |  |  |  |  |  |  | BY                        |  |  |  |  |  |  |  |  |  |
| KWA                         |  |  |  |  |  |  |  |  |  | Total Acres: 0.00                   |  |  |  |  |  |  |  |  |  | Total Land Value: 800,000 |  |  |  |  |  |  |  |  |  |
| Market: 0                   |  |  |  |  |  |  |  |  |  | Agricultural: 0                     |  |  |  |  |  |  |  |  |  | Common: 800,000           |  |  |  |  |  |  |  |  |  |
| PRINTED 07/30/2025 BY SYS   |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |

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