

BLK B {K/A PARCEL B} LOT 9
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

ANDERSON RAY E JR/RAMSAY JANE
95614 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5200-0009-0000



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		NORM	% COND	PAGE 1 of 1																			
Exterior Wall	06	BD/BATTEN 60		0500	01	3,531	99.0000	156.42	552,319	1976	1990	0	0	0	22.10	77.90	VALUATION SUMMARY																			
Exterior Wall	16	WD FR STUC 40		1 SFR CUST - 100% - 2021													Heated Area: 2916 HX Base Yr 2021																			
Roof Structure	03	GABLE/HIP 100															VALUATION BY																			
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist: STANDARD																			
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE																			
Interior Floor	12	HARDWOOD 60															TOTAL MARKET OB/XF VALUE																			
Interior Floor	11	CLAY TILE 40															TOTAL LAND VALUE - MARKET																			
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE																			
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction																			
Bedrooms	3	100															ASSESSED VALUE																			
Bathrooms	2.5	100															TOTAL EXEMPTION VALUE																			
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE																			
Stories	2.	100															TOTAL JUST VALUE																			
Units	0	100															NCON VALUE																			
BUD8 Adjustme	04	DIST 01 100															INCOME VALUE																			
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE																			
Quality	03	Quality Level 03																																		
DOR CODE	0100	SINGLE FAMILY																																		
MAP NUM		MKT AREA																																		
NEIGHBORHOOD/LOC				4009.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	542	100	1993	542	66,044																															
BAS	480	100	2025	480	58,489																															
BAS	540	100	2025	540	65,800																															
DCK	644	10	2025	64	7,799																															
FGR	292	55	1993	161	19,618																															
FGR	334	55	1993	184	22,420																															
FOP	48	30	1993	14	1,706																															
FOP	608	30	2025	182	22,177																															
FUS	1,354	100	1993	1,354	164,987																															
STR	48	10	2025	5	609																															
TOTALS	4,938			3,531	430,257																															
EXTRA FEATURES						95614 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	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2014	2014	3	71	3,692																				
2	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1986	1986	3	47	110																				
3	0812	CONCRETE C	0	100	0	0	1,931.00	SF	4.00	4.00	100	2006	2006	3	86	6,643																				
4	0310	AL GANG WY	0	100	0	0	29.00	LF	115.00	115.00	100	2006	2006	3	24	800																				
5	1242	WD DECK A	0	100	0	0	294.00	SF	10.00	10.00	100	2007	2007	3	27	794																				
6	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2008	2008	3	88	2,640																				
8	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	1,600																				
9	0861	POOL GUNIT	0	100	34	14	476.00	SF	85.00	85.00	100	2020	2020	3	90	36,414																				
10	0857	SANDSTONE/	0	100	0	0	720.00	SF	16.00	16.00	100	2020	2020	3	99	11,405																				
11	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2020	2020	3	90	4,500																				
LAND DESCRIPTION						TOTAL OB/XF 68,598																														
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	100		RSF	1100.00	300.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000																			