

BLK B (K/A PARCEL B} LOT 10
IN OR 839/1978
WILDERS SUB OF NASSAU RIVER

MORLEY CYNTHIA J
95596 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5200-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD\$ Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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
BAL	24	15	1994	4	443
BAL	112	15	1994	17	1,881
BAS	912	100	1993	912	100,893
FOP	324	30	1993	97	10,731
STR	44	10	1994	4	443
STR	63	10	1994	6	663

TOTALS	1,479			1,040	115,054
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50
2	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00
3	0820	WOOD WALK	0	100	0	0	92.00	SF	11.75
4	0310	AL GANG WY	0	100	0	0	54.00	LF	115.00
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	0.26
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	10.00
7	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100		RSF	1100.00	300.00	100.00

REVIEW DATE	10/28/2024	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,040	129.3894	129.39	134,566	1987	1995		0	0	14.50	85.50	
1 SINGLE FAM - 100% - 2019 Heated Area: 912 HX Base Yr													

95596 WILDER BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1952	1952	3	20	494	
2	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	2002	2002	3	29	1,160	
3	0820	WOOD WALK	0	100	0	0	92.00	SF	11.75	11.75	100	2002	2002	3	40	432	
4	0310	AL GANG WY	0	100	0	0	54.00	LF	115.00	115.00	100	2002	2002	3	20	1,242	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	0.26	0.26	100	2002	2002	3	29	15	
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	10.00	10.00	100	2002	2002	3	20	8	
7	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	2002	2002	3	20	260	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100		RSF	1100.00	300.00	100.00

REVIEW DATE	10/28/2024	BY	NWA
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		127,275	
TOTAL MARKET OB/XF VALUE		3,611	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		930,886	
SOH/AGL Deduction		411,311	
ASSESSED VALUE		519,575	
TOTAL EXEMPTION VALUE		13	519,575
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		930,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		875,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000660	REPAIR/RRF	0	01/01/2020
995722	CHNGE SRVC	500	03/01/1999
3745	NEW CONSTR	22,935	12/05/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0839/1978	7/06/1998	WD	Q	I		129,900	
GRANTOR: WICKER CARY A & CARME							
GRANTEE: MORLEY JOHN D & CYN							
0213/0341	1/01/1976	WD	Q	I		35,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W28 BAL=[YR=1994] W3 S8 STR=[YR=1994] W4 S9 E7 BAS=[YR=1993] S18 STR=[YR=1994] W4 S11 BAL=[YR=1994] S4 E28 N4 W28\$ E4 N11\$ S11 E24 N38 W24 S9\$ N9 W3\$ E3 N8\$ S8 E24 S25 E4 N33\$.									

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