

BLK B {K/A PARCEL B} LOT 17
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

HAMILTON JAMES A/SALAMONE MARY T
95464 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5200-0017-0000



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	31	HARDIE BRD 90	0500	01	3,718	109.7100	173.34	644,478	2006	2006	0	0	0	8.55	91.45	VALUATION SUMMARY													
Exterior Wall	21	STONE 10	2 SFR CUST - 100% - 2024										Heated Area: 2775				HX Base Yr 2024						STANDARD						
Roof Structure	03	GABLE/HIP 100															Tax Group: 4		Tax Dist:		589,375								
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		38,134										
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		800,000										
Interior Floor	11	CLAY TILE 100															TOTAL LAND VALUE - MARKET		1,427,509										
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		342,721										
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		1,084,788										
Bedrooms		3 100															ASSESSED VALUE		55,722										
Bathrooms		3 100															TOTAL EXEMPTION VALUE		1,029,666										
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		1,427,509										
Stories	1.	1. 100															TOTAL JUST VALUE		0										
Units		0 100															NCON VALUE		INCOME VALUE										
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE		1,352,976										