LOT 49 R107738
IN OR 890/1808
FLOOD SURVEY UNR

WILDER RONALD B & SANDRA K
95147 WILDER AVE
FERNANDINA BEACH, FL 32034

2025

52-3N-27-4890-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

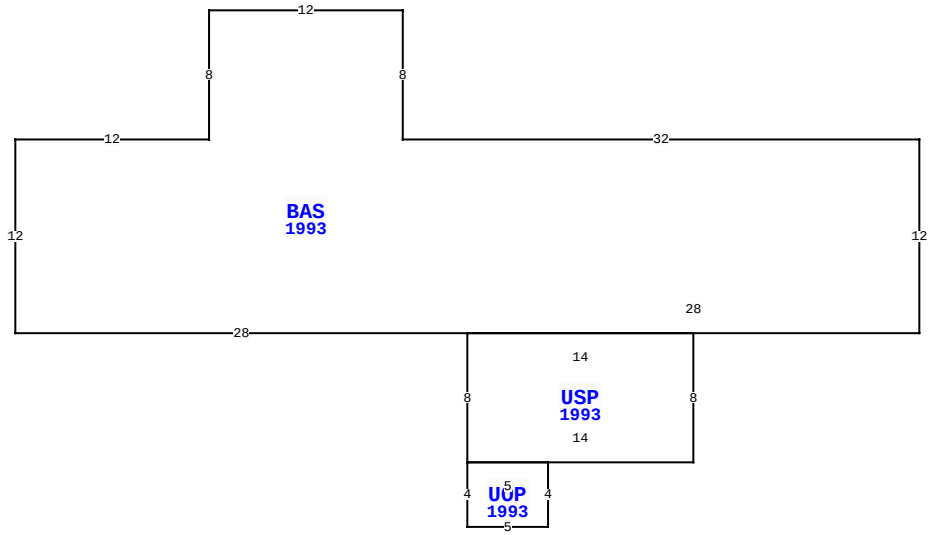
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	10,709
UOP	20	25	1993	5	70
USP	112	50	1993	56	781
TOTALS	900			829	11,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	829	58.1000	46.48	38,532	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 768 HX Base Yr



86243 WELDON AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,560
TOTAL MARKET OB/XF VALUE	868
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	97,428
SOH/AGL Deduction	44,046
ASSESSED VALUE	53,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,382
TOTAL JUST VALUE	97,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/1808	7/13/1999	QC	U	I	07	100
GRANTOR: BROWN DONALD G JR						
GRANTEE: WILDER RONALD B & S						
0887/0052	6/14/1999	QC	Q	I	05	35,000
GRANTOR: BROWN DONALD & JOY JA						
GRANTEE: WILDER RONALD & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N8 W12 S8 W12 S12 E28 USP=[YR=1993] S8
UOP=[YR=1993] S4 E5 N4 W5$ E14 N8W14$ E28 N12$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	12	18	216.00	SF	20.10	20.10	100	1985	1985	3	20	868	

LAND DESCRIPTION

TOTAL OB/XF 868

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS