

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

31-2N-28-1875-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		30		VINYL 90		0900		01		1,790		101.9350		141.69		253,625		1993		2000		0		0		12.90		87.10		VALUATION BY					STANDARD				
Exterior Wall		20		FACE BRICK 10		1		SNGL		FAM		0%		0		Heated Area: 1557				HX		Base Yr						Tax Group: 4					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																								BUILDING MARKET VALUE					220,907						
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE					2,450						
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET					100,000						
Interior Floo		14		CARPET 90																								TOTAL MARKET VALUE					323,357						
Interior Floo		08		SHT VINYL 10																								SOH/AGL Deduction					78,883						
Air Condition		03		CENTRAL 100																								ASSESSED VALUE					244,474						
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE					0						
Bedrooms				3 100																								BASE TAXABLE VALUE					244,474						
Bathrooms				2 100																								TOTAL JUST VALUE					323,357						
Frame		02		WOOD FRAME 100																								NCON VALUE					0						
Stories		1.		1. 100																								INCOME VALUE											
Units				0 100																								PREVIOUS YEAR MKT VALUE					318,650						
Occupancy		00		NONE 100																																			
Quality		02		Quality Level 02																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																													04						
NEIGHBORHOOD/LOC		4007.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,557		100		1993		1,557		192,152																													
FGR		400		55		1993		220		27,151																													
FOP		44		30		1993		13		1,604																													
TOTALS		2,001						1,790		220,907																													
EXTRA FEATURES																																							
95223 WILDWOOD CIR, FERNANDINA BEACH																																							
BLD DATE		03/03/2023		NW		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									
2		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		1993		1993		3		70		2,450											