BLOCK 1 LOT 8
IN OR 877/953
ROSEWOOD MEADOWS #1 PB 5/314

FOWLER ERA LANELL
95095 WILDWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1875-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

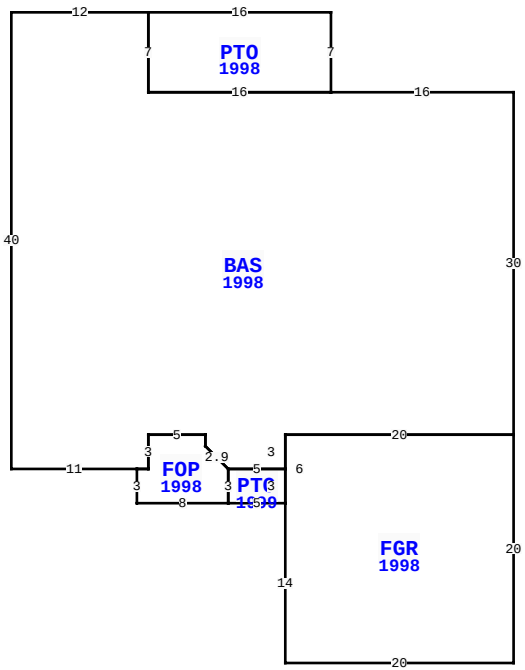
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,459	100	1998	1,459	184,660
FGR	400	55	1998	220	27,844
FOP	41	30	1998	12	1,519
PTO	112	5	1998	6	760
PTO	15	5	1999	1	127
TOTALS	2,027			1,698	214,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,698	102.6000	142.61	242,152	1998	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2000 Heated Area: 1459 HX Base Yr 2000



95095 WILDWOOD CIR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		314,910
SOH/AGL Deduction		190,903
ASSESSED VALUE		124,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,596
TOTAL JUST VALUE		314,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905523	REPAIR/RRF	1,500	05/28/2019
B1701416	REPAIR/RRF	6,000	02/22/2017
984594	NEW CONSTR	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/0953	4/06/1999	WD	Q	I		98,500

GRANTOR: GRIFFIS LOUISE ET AL

GRANTEE: FOWLER ERA LANELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 PTO=[YR=1998] N7 W16 S7 E16 $ W16 N7 W12 S40 E11 FOP=[YR=1998] S3 E8 PTO=[YR=1999] E5 FGR=[YR=1998] S14 E20 N20 W20 S6$ N3 W5 S3$ N3 U2 L2 N1 W5 S3 W1$ E1 N3 E5 S1 D2 R2 E5 N3 E20 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS