BLOCK 2 LOT 3
IN OR 1959/61
ROSEWOOD MEADOWS #1 PB 5/314

THOMLEY BUDDY A
95198 WILDWOOD CIR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1875-0002-0030

BUILDING CHARACTERISTICS

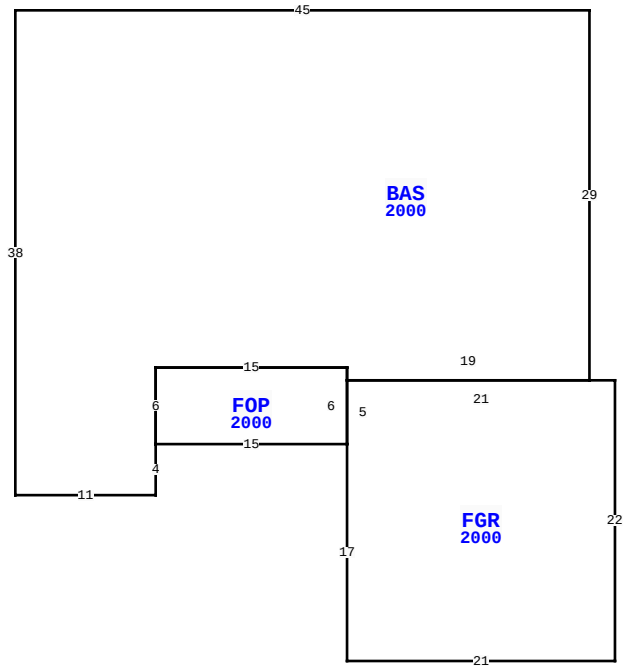
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,389	100	2000	1,389	184,739
FGR	462	55	2000	254	33,782
FOP	90	30	2000	27	3,591
TOTALS	1,941			1,670	222,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,670	106.0200	147.37	246,108	2000	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2023 Heated Area: 1389 HX Base Yr



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

95198 WILDWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,112
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		322,112
SOH/AGL Deduction		13,441
ASSESSED VALUE		308,671
TOTAL EXEMPTION VALUE	13	308,671
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		322,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006556	NEW CONSTR	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/0061	1/12/2015	WD	Q	I	01	151,500
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: THOMLEY BUDDY A						
1334/0104	7/18/2005	CT	U	I	14	138,200
GRANTOR: CLERK OF COURT						
GRANTEE: SHAW JACK L JR & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W45 S38 E11 N4 FOP=[YR=2000] E15
FGR=[YR=2000] S17 E21 N22 W21 S5 $ N6 W15 S6 $ N6 E15 S1 E19 N29 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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