

BENNETT KATHY W
95043 MALLORY WILDER ST
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																									
ELEMENT		CD		19		COMMON BRK 70		0100		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		4																																																																																																																													
Exterior Wall		05		AVERAGE 30		1 SINGLE FAM		0% - 0		Heated Area: 1736		HX Base Yr		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		145,735		2,870		180,000		328,605		91,335		237,270		0																																																																																																																											
Roof Structur		03		GABLE/HIP 100		03		COMP SHNGL 70		12		MODULAR MT 30		05		DRYWALL 100		14		CARPET 100		03		CENTRAL 100		04		AIR DUCTED 100		3 100		1 100		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.	
Interior Wall		05		DRYWALL 100		14		CARPET 100		03		CENTRAL 100		04		AIR DUCTED 100		3 100		1 100		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.													
Interior Floo		14		CARPET 100		03		CENTRAL 100		04		AIR DUCTED 100		3 100		1 100		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																	
Air Condition		03		CENTRAL 100		04		AIR DUCTED 100		3 100		1 100		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																					
Heating Type		04		AIR DUCTED 100		3 100		1 100		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																									
Bedrooms		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																	
Bathrooms		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																	
Frame Stories		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																	
Units		02		WOOD FRAME 100		1. 1. 100		0 100		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																	
BUD8 Adjustme		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																									
Occupancy		04		DIST 01 100		00		NONE 100		03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																									
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DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4005.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,736		100		1993		1,736		137,947		FOP		36		30		1993		11		874		FOP		140		30		1993		42		3,337		FOP		150		30		1993		45		3,576		TOTALS		2,062		1,834		145,735		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																																					
EXTRA FEATURES		95105 MALLORY WILDER ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/09/2025		MLU		BUILDING NOTES		BAS=[YR=1993] W23 N14 FOP=[YR=1993] N7 W20 S7 E20\$ W34 S8 FOP=[YR=1993] W6 S6 E6 N6\$ S26 E30 S10 E12 FOP=[YR=1993] E15 N10 W15 S10\$ N10 E15 N20\$.																																																																																																																																							
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	1987	1987	3	58	2,																																																																																																																																												