IN OR 708/1944

BARBER JANICE L
95353 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

34-2N-28-0000-0010-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95353 WILDER BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,580
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	72,080
SOH/AGL Deduction	15,263
ASSESSED VALUE	56,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,817
TOTAL JUST VALUE	72,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008863	DEMOLITION	0	05/09/2022
E25325	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/1944	7/13/1994	QC	Q	I	06	3,700
GRANTOR: BARBER HENRY E						
GRANTEE: BARBER JANICE L						
0464/0544	8/01/1985	WD	U	I		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	93	1998	1998	3	93	5,580	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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		RSF-1	110.00	150.00	0.38	AC		1.00	1.00	1.75	100,000.00	175,000.00	66,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.38 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/09/2026 BY SYS