PT SEC 34-2N-28E IN OR 2546/1863
(EX PT IN OR 2692/507)

BROUSSARD HEATHER ASTON/WILDER EDMUND GORENFLO
95373 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

34-2N-28-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

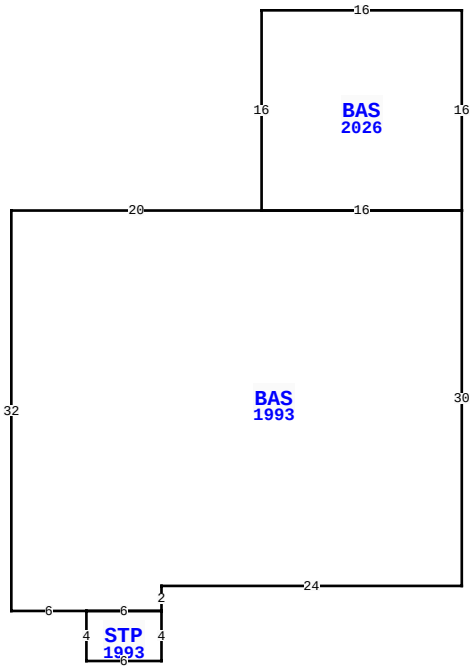
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	105,007
BAS	256	100	2026	256	24,349
STP	24	10	1993	2	190
TOTALS	1,384			1,362	129,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	108.1600	113.57	154,682	1959	1989	0	0	0	16.25	83.75

1 SINGLE FAM 0% - 2023 Heated Area: 1360 HX Base Yr



95373 WILDER BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	129,546
TOTAL MARKET OB/XF VALUE	6,285
TOTAL LAND VALUE - MARKET	129,000
TOTAL MARKET VALUE	264,831
SOH/AGL Deduction	11,164
ASSESSED VALUE	253,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,667
TOTAL JUST VALUE	264,831
NCON VALUE	27,480
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003371	CHANGING ONE BEDR	45,524	04/02/2025
996048	CHNGE SRVC	200	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1863	3/12/2022	LE	U	I	14	100
GRANTOR: WILDER LORENA L						
GRANTEE: WILDER LORENA L L/E						
0390/0026	6/01/1983	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0511	GARAGE CB-	0	0	20	22	440.00	SF	40.00	40.00	100	1960	1960	3	20	3,520	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 W20 S32 E6 E6 N2 E24 N30 $
STP=[YR=1993;ORIG=-30,32] S4 E6 N4 W6 $
BAS=[YR=2026;ORIG=0,0] W16 N16 E16 S16 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,285

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	0.00	0.00	1.29	AC		1.00	1.00	1.00	100,000.00	100,000.00	129,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.29 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 07/09/2026 BY SYS