



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	26	AL SIDING 100	0100	01	1,503	106.5900	111.92	168,216	1955	1970	0	0	27.50	72.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0 Heated Area: 1480 HX Base Yr													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 121,957													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 27,415													
Interior Floo	09	PINE WOOD 50														TOTAL LAND VALUE - MARKET 800,000													
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 949,372													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 347,376													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 601,996													
Bedrooms		2 100														TOTAL EXEMPTION VALUE 0													
Bathrooms		2 100														BASE TAXABLE VALUE 601,996													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 949,372													
Stories	1.	1. 100														NCON VALUE 0													
Units		0 100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 945,453																										
Occupancy	00	NONE 100																											
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,480	100	1993	1,480	120,090																								
FOP	35	30	1993	10	811																								
FOP	42	30	1993	13	1,055																								
TOTALS 1,557 1,503 121,957																													
EXTRA FEATURES			95294 WILDER BLVD, FERNANDINA BEACH																										
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												
1	0940	SHEDS/PORT	0	0	11	16	176.00	SF	30.00	30.00	100	1987	1987	3	20	1,056													
2	0350	CARPORT WD	0	0	16	20	298.00	SF	13.00	13.00	100	1987	1987	3	20	775													
3	0300	BOAT DCK W	0	0	0	0	896.00	SF	40.00	40.00	100	2008	2008	3	44	15,770													
4	0350	CARPORT WD	0	0	20	30	600.00	SF	13.00	13.00	100	1998	1998	3	20	1,560													
5	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2018	2018	3	81	4,212													
6	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2018	2018	3	74	2,042													
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500													
8	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	800													
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700													
TOTAL OB/XF 27,415																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000132	C	RES RIVER	0	0006	RSF-	1100.00	390.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS																													