PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2352/1031 & ESMT IN

WILDER CHARLES D & CALLIE L
96005 LITTLEBERRY LN
FERNANDINA BEACH, FL 32034

2026

41-2N-28-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

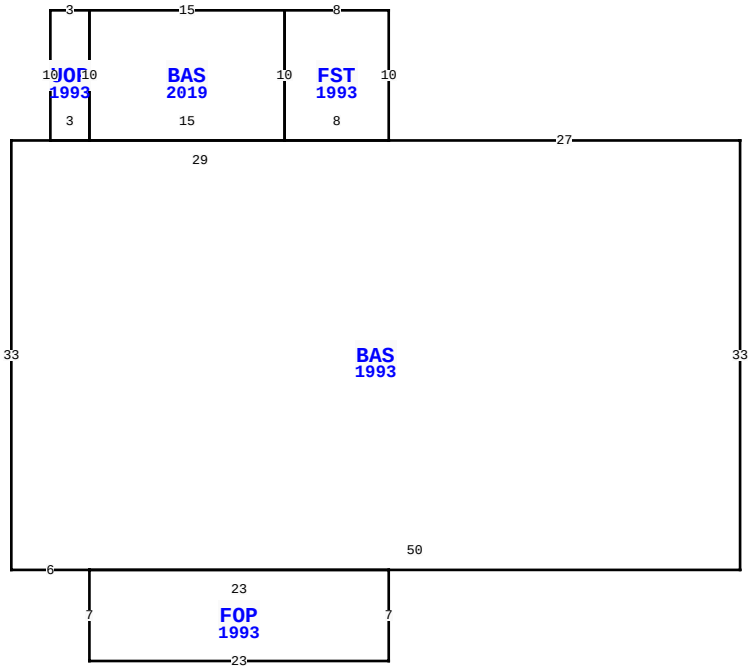
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,848	100	1993	1,848	266,241
BAS	150	100	2019	150	21,611
FOP	161	30	1993	48	6,915
FST	80	55	1993	44	6,339
UOP	30	20	1993	6	865
TOTALS	2,269			2,096	301,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	125.6360	174.63	366,024	1980	2005	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2021 Heated Area: 1998 HX Base Yr 2021



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

96005 LITTLEBERRY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,250
TOTAL MARKET OB/XF VALUE		4,410
TOTAL LAND VALUE - MARKET		317,600
TOTAL MARKET VALUE		697,260
SOH/AGL Deduction		290,004
ASSESSED VALUE		407,256
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,845
TOTAL JUST VALUE		697,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906994	REPAIR/RRF	4,500	06/28/2019
B1803396	REMODEL BATHRMS	25,000	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/1031	4/06/2020	WD	Q	I	02	435,000
GRANTOR: VINCENT TONYA L & KIM						
GRANTEE: WILDER CHARLES D &						
1838/1230	2/05/2013	WD	U	I	11	100
GRANTOR: GOODE BEAUFORD E						
GRANTEE: VINCENT TONYA L ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FST=[YR=1993] N10 W8 BAS=[YR=2019] W15
UOP=[YR=1993] W3 S10 E3 N10$ S10 E15N10$ S10E8$ W29 S33 E6
FOP=[YR=1993] S7 E23 N7W23$ E50 N33$.

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	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	4,410	

LAND DESCRIPTION

TOTAL OB/XF 4,410

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	0005	OR	0.00	0.00	3.97	AC		1.00	1.00	0.80	100,000.00	80,000.00	317,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.97 Total Land Value: 317,600 Market: 0 Agricultural: 0 Common: 317,600 PRINTED 07/09/2026 BY SYS

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2352/1031 & ESMT IN

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FERNANDINA BEACH, FL 32034

2026

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BUILDING CHARACTERISTICS

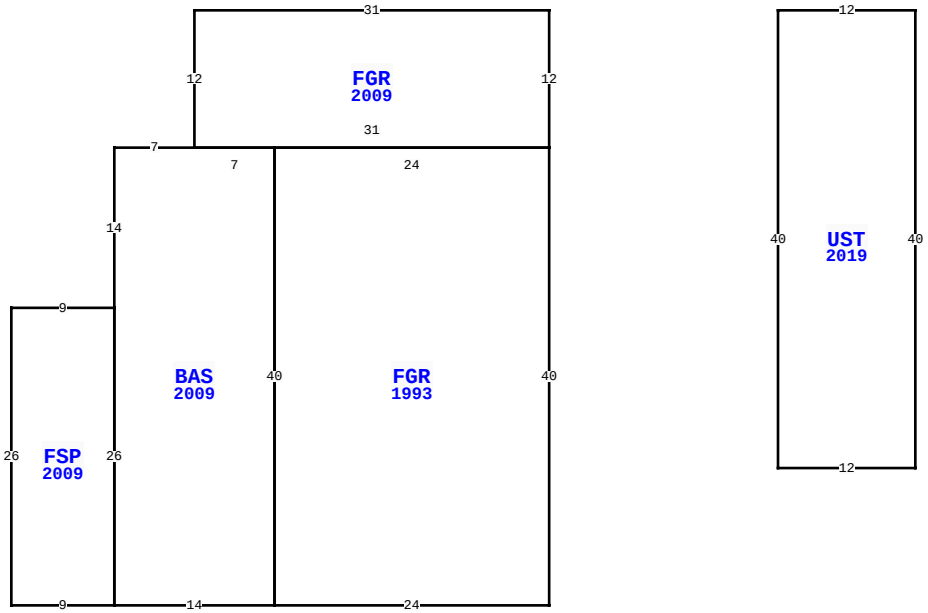
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	560	100	2009	560	25,600
FGR	960	55	1993	528	24,137
FGR	372	55	2009	205	9,371
FSP	234	40	2009	94	4,297
UST	480	45	2019	216	9,874
TOTALS	2,606			1,603	73,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,603	98.5932	55.21	88,502	1986	1990	0	0	0	17.20	82.80

2 ACCESORY U 100% - 2021 Heated Area: 560 HX Base Yr 2021



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96005 LITTLEBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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1838/1230	2/05/2013	WD	U	I	11	100
GRANTOR: GOODE BEAUFORD E						
GRANTEE: VINCENT TONYA L ETA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W31 S12 BAS=[YR=2009] W7 S14FSP=[YR=2009] W9 S26 E9 N26 $ S26 E14 FGR=[YR=1993] E24 N40 W24 S40 $ N40 W7 $ E31 N12 $ PTR= E20 UST=[YR=2019] E12 S40 W12 N40$ W20$.

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

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