PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 649/1223

VIZCAINO JOSE E JR & SHARON
95667 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0020-0000

BUILDING CHARACTERISTICS

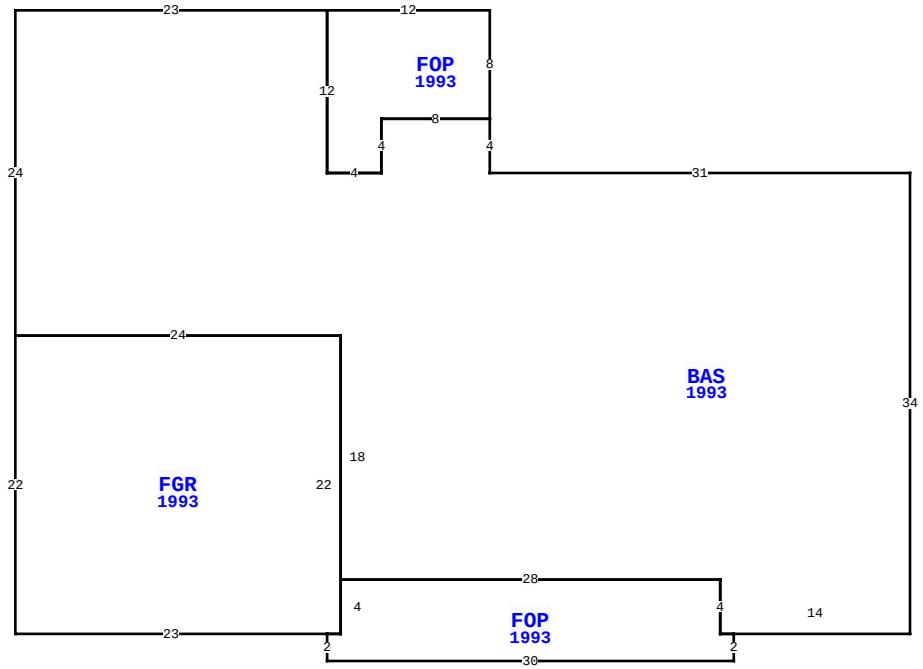
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1993	1,912	229,415
FGR	528	55	1993	290	34,796
FOP	112	30	1993	34	4,079
FOP	172	30	1993	52	6,239
TOTALS	2,724			2,288	274,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	113.8074	158.19	361,939	1992	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 0 Heated Area: 1912 HX Base Yr 1993



95667 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		274,531
TOTAL MARKET OB/XF VALUE		36,960
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		461,491
SOH/AGL Deduction		261,372
ASSESSED VALUE		200,119
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,708
TOTAL JUST VALUE		461,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018590	GARAGE	30,000	07/01/2001
4293	H/AC	3,500	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/1223	2/25/1992	WD	Q	V	01	100

GRANTOR: MURRAY LUCRETIA ANN

GRANTEE: VIZCAINO JOSE JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N4 FOP=[YR=1993] N8 W12 S12 E4N4E8$ W8 S4 W4 N12 W23 S24 FGR=[YR=1993] S22 E23 FOP=[YR=1993] S2 E30 N2 W1 N4 W28 S4 W1$ E1 N22 W24$ E24 S18 E28 S4 E14 N34$.

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
2	0511	GARAGE CB-	0	100	40	30	1,200.00	SF	40.00	40.00	100	2001	2001	3	77	36,960	

LAND DESCRIPTION

TOTAL OB/XF 36,960

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	0006	RSF-	1280.00	210.00	1.00	LT		1.00	1.00	1.50	100,000.00	150,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS