LOTS 36 & 35
IN OR 2807/1285
ELLIS LANDING UNR

ARSENAULT JOHN F & DONNA M L/E/
95465 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

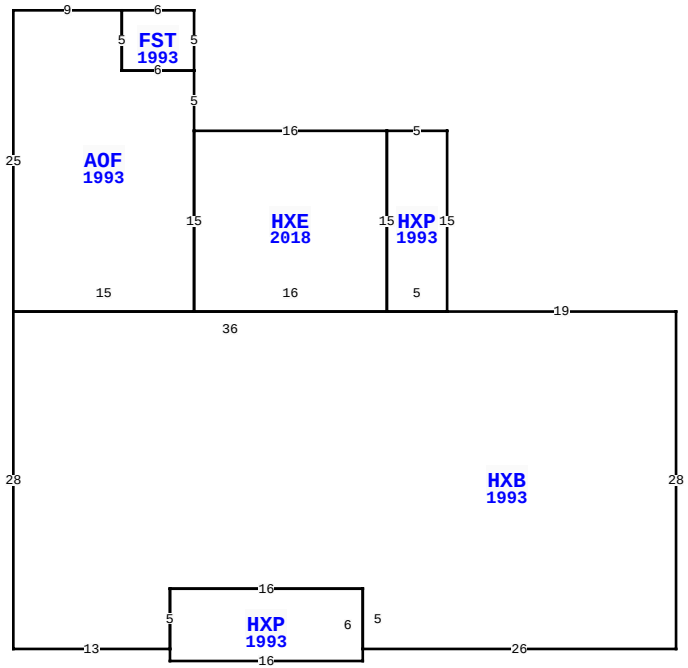
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	345	110	1993	380	48,223
FST	30	55	1993	16	2,031
HXB	1,460	100	1993	1,460	185,280
HXE	240	80	2018	192	24,366
HXP	75	30	1993	22	2,792
HXP	96	30	1993	29	3,680
TOTALS	2,246			2,099	266,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,099	125.9300	175.04	367,409	1973	1990	0	0	0	27.50	72.50

1 SNGL FAM 81.1% - 0 Heated Area: 1997 HX Base Yr



95465 WILDER BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,682
TOTAL MARKET OB/XF VALUE		6,714
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		488,396
SOH/AGL Deduction		312,879
ASSESSED VALUE		175,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,106
TOTAL JUST VALUE		488,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101005	KTA REMODEL	45,000	02/01/2021
974365	GARAGE	13,328	10/01/1997
963360	XFOB	2,800	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2807/1285	8/06/2025	LE	U	I	11	100
GRANTOR: ARSENAULT JOHN F & DO						
GRANTEE: PLATT-ADAMS VALERIE						
2795/987	6/11/2025	LE	U	I	11	100
GRANTOR: ARSENAULT JOHN F & DO						
GRANTEE: PLATT-ADAMS VALERIE						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W19 HXP=[YR=1993] N15 W5 HXE=[YR=2018] W16 AOF=[YR=1993] N5 FST=[YR=1993] N5 W6 S5 E6$ W6 N5 W9 S25 E15 N15$ S15 E16 N15$ S15 E5$ W36 S28 E13 HXP=[YR=1993] S1 E16 N6 W16 S5$ N5 E16 S5 E26 N28$.

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	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	
2	0812	CONCRETE C	0	100	0	0	1,532.00	SF	4.00	4.00	100	1973	1973	3	22	1,348	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1987	1987	3	47	367	
4	0810	CONCRETE A	0	100	0	0	674.00	SF	6.50	6.50	100	1997	1997	3	70	3,067	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	21	840	

LAND DESCRIPTION

TOTAL OB/XF 6,714

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-	1147.00	145.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	RES	100	0006	RSF-	1127.00	160.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS

LOTS 36 & 35
IN OR 2807/1285
ELLIS LANDING UNR

ARSENAULT JOHN F & DONNA M L/E/
95465 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

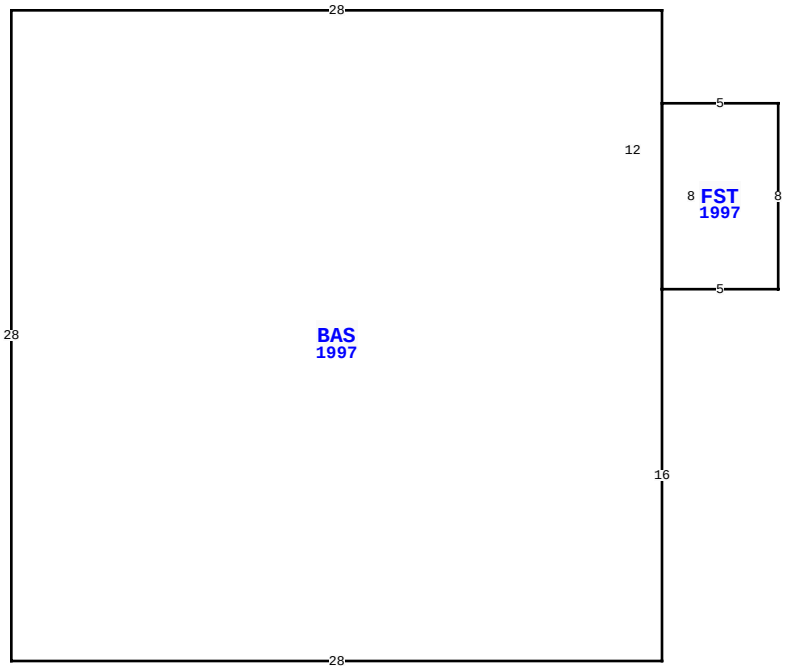
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1997	784	14,892
FST	40	55	1997	22	418
TOTALS	824			806	15,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	806	97.4050	37.99	30,620	1997	1997	0	0	0	50.00	50.00

2 GARAGE RES 100% - 0 Heated Area: 784 HX Base Yr



95465 WILDER BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,682
TOTAL MARKET OB/XF VALUE		6,714
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		488,396
SOH/AGL Deduction		312,879
ASSESSED VALUE		175,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,106
TOTAL JUST VALUE		488,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2807/1285	8/06/2025	LE	U	I	11	100
GRANTOR: ARSENAULT JOHN F & DO						
GRANTEE: PLATT-ADAMS VALERIE						
2795/987	6/11/2025	LE	U	I	11	100
GRANTOR: ARSENAULT JOHN F & DO						
GRANTEE: PLATT-ADAMS VALERIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W28 S28 E28 N16 FST=[YR=1997] E5 N8 W5 S8$ N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS