LOTS 37 & 38
IN OR 1847/1364
ELLIS LANDING UNR

BUNK MARY ELLEN
95142 WILDWOOD CR
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

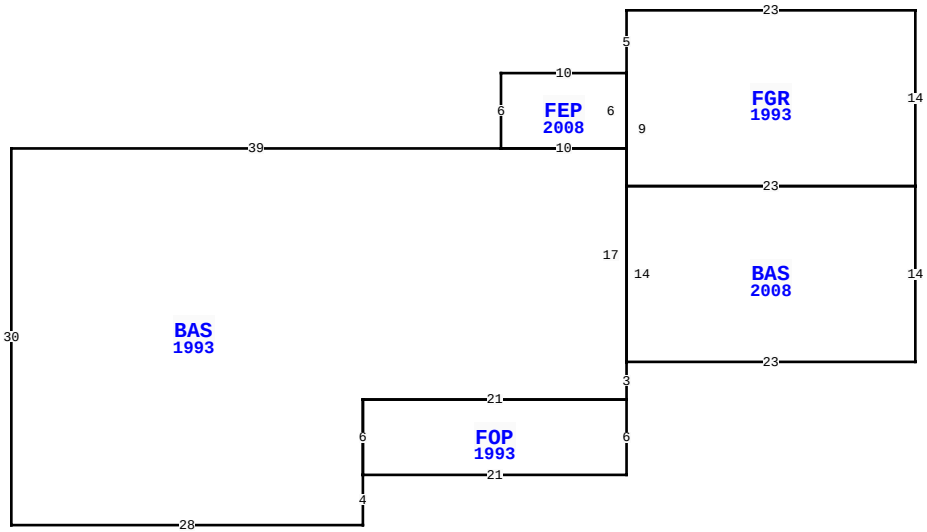
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,260	100	1993	1,260	142,552
BAS	322	100	2008	322	36,430
FEP	60	80	2008	48	5,430
FGR	322	55	1993	177	20,025
FOP	126	30	1993	38	4,299
TOTALS	2,090			1,845	208,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	136.3900	143.21	264,222	1987	1997	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1582 HX Base Yr



95519 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	208,735
TOTAL MARKET OB/XF VALUE	13,761
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	422,496
SOH/AGL Deduction	72,961
ASSESSED VALUE	349,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,535
TOTAL JUST VALUE	422,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007464	REPAIR/RRF	2,349	09/01/2020
3783	N/A	68,600	12/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/1364	3/27/2013	WD	U	I	30	81,700
GRANTOR: LOTT GEORGE ARTHUR						
GRANTEE: BUNK MARY ELLEN						
1837/0405	1/22/2013	WD	Q	I	02	158,000
GRANTOR: SMITH ETTA MARY TRUST						
GRANTEE: LOTT GEORGE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 S5 FEP=[YR=2008] W10 S6 BAS=[YR=1993] W39 S30 E28 N4 FOP=[YR=1993] E21 N6 W21 S6$ N6 E21 N3 BAS=[YR=2008] E23 N14 W23 S14$ N17 W10$ E10 N6$ S9 E23 N14$.

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
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
5	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	100	1987	1987	3	47	11,731	

LAND DESCRIPTION

TOTAL OB/XF 13,761

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-	1140.00	145.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	RES	0		RSF-	1140.00	145.00	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