LOT 39
IN OR 2856/1827
ELLIS LANDING UNR

TICE DANIEL & LESLIE A
95553 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

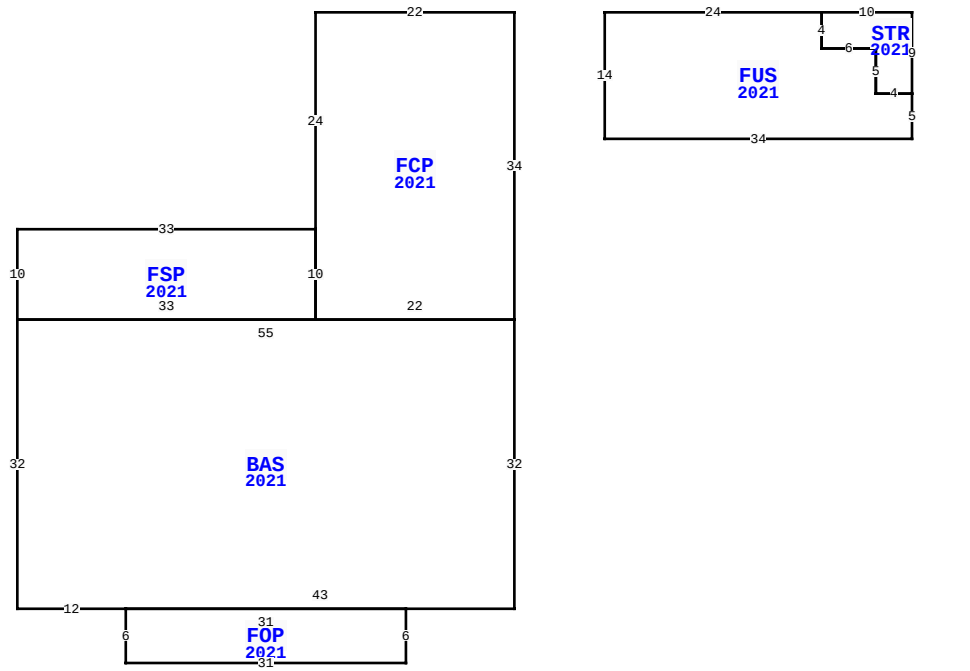
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,760	100	2021	1,760	315,221
FCP	748	25	2021	187	33,492
FOP	186	30	2021	56	10,029
FSP	330	40	2021	132	23,642
FUS	416	100	2021	416	74,506
STR	60	10	2021	6	1,075
TOTALS	3,500			2,557	457,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,557	109.5360	181.83	464,939	2021	2021	0	0	0	1.50	98.50

2 SFR CUST 100% - 2024 Heated Area: 2176 HX Base Yr 2024



95553 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		469,333
TOTAL MARKET OB/XF VALUE		71,522
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		640,855
SOH/AGL Deduction		115,690
ASSESSED VALUE		525,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		473,754
TOTAL JUST VALUE		640,855
NCON VALUE		4,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010585	NEW RES AC	16,219	09/19/2025
B240003182	POOL SCREEN ENCLO	12,500	03/20/2024
SP240002659	INGROUND CONCRETE	55,895	03/07/2024
C2102415	CO ISSUED	0	09/13/2021
B2104591	GARAGE	24,614	04/14/2021
B2102415	NEW CONSTR	295,585	03/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2856/1827	3/27/2026	WD	Q	I	01	850,000
GRANTOR: GILLAND DANIEL & JENN						
GRANTEE: TICE DANIEL & LESLI						
2666/1545	9/14/2023	WD	Q	I	01	641,000
GRANTOR: CHISM ADAM M & MARCY						
GRANTEE: GILLAND DANIEL & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-55,34] S32 E12 E43 N32 W55 $
FCP=[YR=2021;ORIG=0,0] W22 S24 S10 E22 N34 $
FUS=[YR=2021;ORIG=10,0] E24 S4 E6 S5 E4 S5 W34 N14 $
FSP=[YR=2021;ORIG=-22,24] W33 S10 E33 N10 $
FOP=[YR=2021;ORIG=-43,66] S6 E31 N6 W31 $
STR=[YR=2021;ORIG=34,0] E10 S9 W4 N5 W6 N4 $
PTR=[ORIG=0,0] E10 W10 $
.

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
3	0912	SCRN RM G	0	100	34	24	816.00	SF	21.00	21.00	100	2025	2024		97	16,622	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
5	0351	CARPORT MT	0	100	35	14	490.00	SF	10.00	10.00	100	2026	2025		100	4,900	

LAND DESCRIPTION

TOTAL OB/XF 71,522

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-	1140.00	145.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/14/2026 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

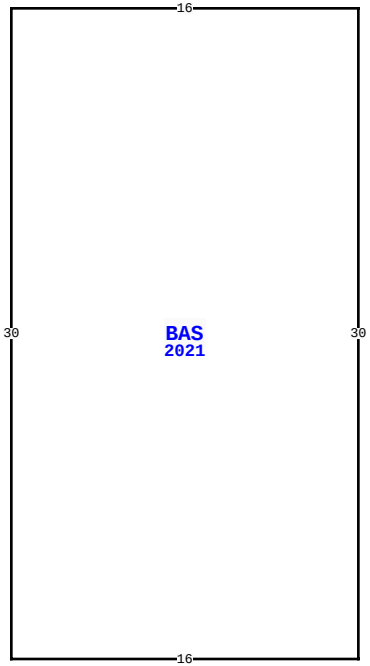
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2021	480	11,368
TOTALS	480			480	11,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	24.67	11,842	2021	2021	0	0	0	4.00	96.00

3 GARAGE RES 100% - 2024 Heated Area: 480 HX Base Yr 2024



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GRANTOR: CHISM ADAM M & MARCY						
GRANTEE: GILLAND DANIEL & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S30 E16 N30$.

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 01/14/2026 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS