BLK 2 LOT 13 (EX OR 1315/311)
IN OR 59/424 & OR 64/237
R/P SEYMORE POINT & WILDERS

WILEY BRUCE W & TAMI M/WILEY FREDERICK M
95019 BOYETT LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5140-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

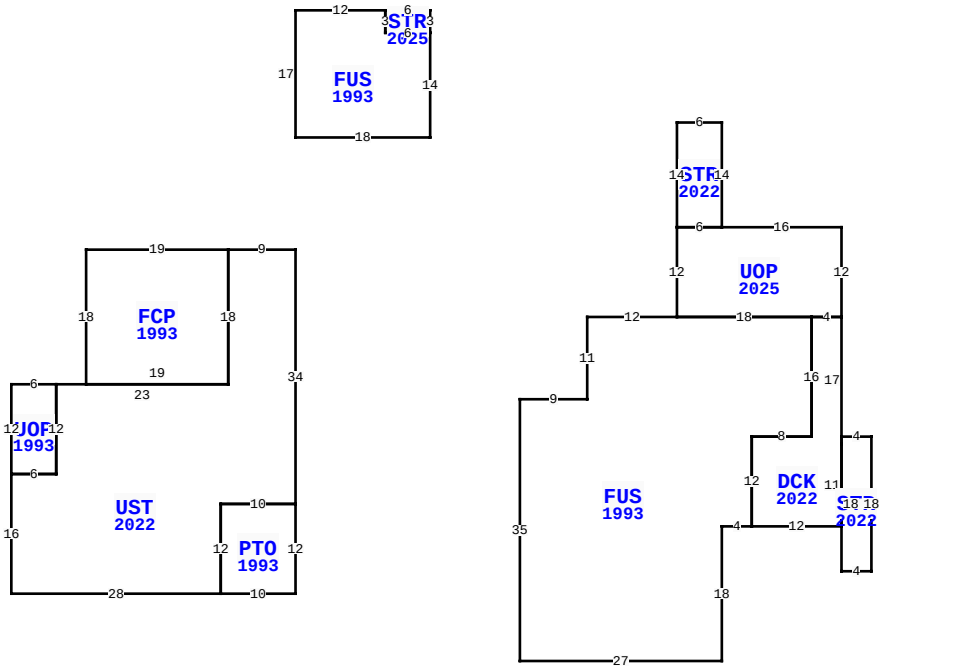
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	208	10	2022	21	1,679
FCP	342	25	1993	86	6,876
FUS	288	100	1993	288	23,027
FUS	1,383	100	1993	1,383	110,575
PTO	120	5	1993	6	480
STR	72	10	2022	7	559
STR	84	10	2022	8	639
STR	18	10	2025	2	160
UOP	72	20	1993	14	1,119
UOP	264	20	2025	53	4,237
TOTALS	3,885			2,333	186,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,333	114.0720	119.78	279,447	1941	1980	0	0	0	33.25	66.75

1 SINGLE FAM 100% - 2022 Heated Area: 1671 HX Base Yr 2022



** This building has 11 Sub-Areas

95019 BOYETT LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,531
TOTAL MARKET OB/XF VALUE		38,941
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,025,472
SOH/AGL Deduction		499,902
ASSESSED VALUE		525,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		474,159
TOTAL JUST VALUE		1,025,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,019,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012770	980 SF CPT		10/04/2023
B2104789	DECK	13,127	06/30/2021
B2104789	WINDOWS/DOORS	15,000	04/16/2021
0460	CHNGE SRVC	625	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1050	2/08/2021	WD	Q	I	01	450,000
GRANTOR: BOYETT CHARLES ET AL						
GRANTEE: WILEY BRUCE W & TAM						
2407/0504	11/06/2020	FJ	U	I	11	100
GRANTOR: BOYETT IRIS ESTATE						
GRANTEE: BOYETT CHARLES & MA						

BUILDING NOTES

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	0300	BOAT DCK W	0	100	100	4	400.00	SF	40.00	40.00	100	2022	2022	3	93	14,880	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	
3	0351	CARPORT MT	1	100	35	28	980.00	SF	10.00	10.00	100	2024	2023		93	9,114	
4	0300	BOAT DCK W	0	100	0	0	200.00	SF	40.00	40.00	100	2025	2024		98	7,840	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		97	2,425	
6	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2025	2024		97	3,632	

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=30,20] E9 N11 E12 E18 S16 W8 S12 W4 S18 W27 N35 $
UST=[YR=2022;ORIG=0,0] W9 S18 W23 S12 W6 S16 E28 N12 E10 N34 $
DCK=[YR=2022;ORIG=73,26] S11 W12 N12 E8 N16 E4 S17 $
FCP=[YR=1993;ORIG=-9,0] W19 S18 E19 N18 $
FUS=[YR=1993;ORIG=0,-15] N17 E12 S3 E6 S14 W18 $
PTO=[YR=1993;ORIG=-10,46] E10 N12 W10 S12 $
STR=[YR=2022;ORIG=51,-17] E6 S14 W6 N14 $
UOP=[YR=1993;ORIG=-32,18] W6 S12 E6 N12 $
STR=[YR=2022;ORIG=73,25] E4 S18 W4 N18 $
PTR=[ORIG=0,0] N20 S20 $

LAND DESCRIPTION

TOTAL OB/XF 38,941

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	000131	C	RES CREEK	100		RSF-	1100.00	223.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS