

LOT 16
IN OR 1347/1313
MURRAY'S TRIANGLE PB 6/31

WILSON EDWARD E & TERESA W
96543 0' NEIL SCOTT ROAD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-514M-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

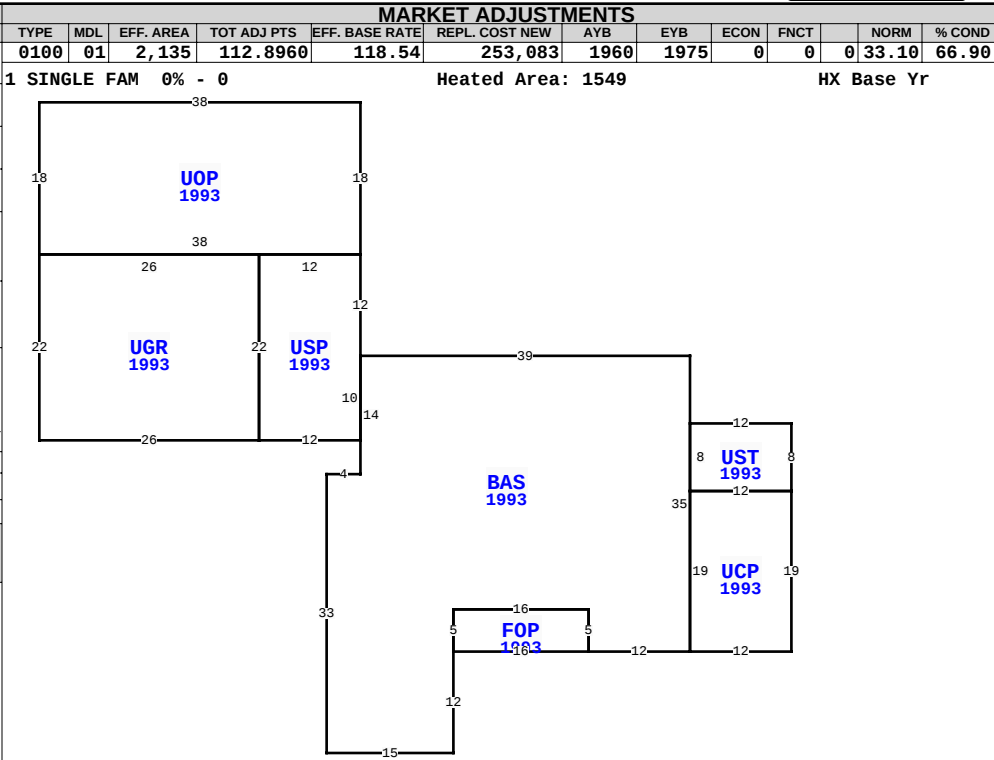
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4064.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	1993	1,549	122,840
FOP	80	30	1993	24	1,903
UCP	228	20	1993	46	3,648
UGR	572	45	1993	257	20,381
UOP	684	20	1993	137	10,865
USP	264	30	1993	79	6,265
UST	96	45	1993	43	3,410

TOTALS	3,473			2,135	169,313
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00	30.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0680	POLE SHED	0	0	18	12	216.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	



95140 NASSAU RIVER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,227											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	179,211		
TOTAL MARKET OB/XF VALUE	3,227		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	382,438		
SOH/AGL Deduction	78,497		
ASSESSED VALUE	303,941		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	303,941		
TOTAL JUST VALUE	382,438		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	376,351		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/1313	9/06/2005	WD	Q	I		255,000	
GRANTOR: ROHRER CHARLES G & SA							
GRANTEE: WILSON EDWARD E & T							
0893/1283	8/02/1999	WD	Q	I		150,000	
GRANTOR: MURRAY JASPER CLAUDE							
GRANTEE: ROHRER CHARLES G &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W39 USP=[YR=1993] N12 UOP=[YR=1993] N18 W38 S18 E38\$ W12 UGR=[YR=1993] W26 S22 E26 N22\$ S22 E12 N10\$ S14 W4 S33 E15 N12 FOP=[YR=1993] E16 N5 W16 S5\$ N5 E16 S5 E12 UCP=[YR=1993] E12 N19 UST=[YR=1993] N8 W12 S8 E12\$ W12 S19 \$ N35\$.											

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