

BLK B {K/A PARCEL B} LOT 2
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

95752 WILDER BLVD LLC
2 JUNIPER DRIVE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5200-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 60			
Interior Floor	03	CONC FINSH 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	03	MASONRY 100			
Stories	2.	2. 100			
Units		0 100			
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
BAS	162	100	2026	162	37,419
FGR	576	55	2026	317	73,221
FGR	632	55	2026	348	80,381
FOP	98	30	2026	29	6,698
FUS	1,314	100	2026	1,314	303,508
STR	117	10	2026	12	2,772
UCP	288	20	2026	58	13,397
UOP	288	20	2026	58	13,397
TOTALS	3,475			2,298	530,792

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,298	139.1463	230.98	530,792	2025	2025	0	0	0	0.00100.00

1 SFR CUST

0% - 2026

Heated Area: 1476

HX Base Yr

24

12

12

24

24

23

18

9

18

24

5

4

14

4

5

23

UCP
2026

FGR
2026

BAS
2026

FOP
2026

FGR
2026

24

12

12

24

24

24

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25

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23

11

9

11

UOP
2026

STR
2026

FUS
2026

BLD DATE

LGL DATE