BLK B {K/A PARCEL B} LOT 8
IN OR 2006/1307
WILDERS SUB OF NASSAU RIVER

HUMPHRIES DON A
95632 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5200-0008-0000

BUILDING CHARACTERISTICS

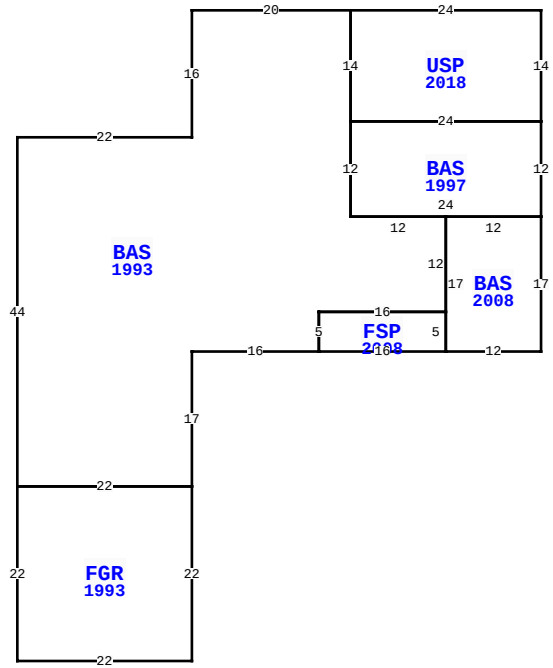
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	01	Quality Level 01
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	1,952	100	1993	1,952	211,847
BAS	288	100	1997	288	31,256
BAS	204	100	2008	204	22,140
FGR	484	55	1993	266	28,868
FSP	80	40	2008	32	3,473
USP	336	30	2018	101	10,961
TOTALS	3,344			2,843	308,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,843	98.5824	137.03	389,576	1973	1985	0	0	0	20.80	79.20

1 SNGL FAM 100% - 2016 Heated Area: 2444 HX Base Yr 2016



95632 WILDER BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,544
TOTAL MARKET OB/XF VALUE		16,875
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,125,419
SOH/AGL Deduction		736,478
ASSESSED VALUE		388,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,530
TOTAL JUST VALUE		1,125,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,120,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-8800	REPAIR/RRF	2,600	03/30/1993
3998	ADDITION	4,000	04/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1307	9/22/2015	WD	Q	I	01	467,500
GRANTOR: ROSE ERIK						
GRANTEE: HUMPHRIES DON A						
1426/1848	7/10/2006	QC	U	I		480,000
GRANTOR: AROSENIUS LARS						
GRANTEE: ROSE ERIK						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] N14 W24 S14 E24$ BAS=[YR=1997] W24 BAS=[YR=1993] N14 W20 S16 W22 S44 FGR=[YR=1993] S22 E22 N22 W22$ E22 N17 E16 FSP=[YR=2008] E16 BAS=[YR=2008] E12 N17 W12 S17$ N5 W16 S5$ N5 E16 N12 W12 N12$ S12 E24 N12$.

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	0	0	365.00	SF	40.00	40.00	100	1990	1990	3	20	2,920	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	1242	WD DECK A	0	100	12	11	132.00	SF	10.00	10.00	100	1987	1987	3	20	264	
5	0310	AL GANG WY	0	100	0	0	30.00	LF	115.00	115.00	100	1999	1999	3	20	690	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1999	1999	3	20	460	
7	0303	FLT DOCK W	0	100	8	32	256.00	SF	26.00	26.00	100	1999	1999	3	25	1,664	
9	1126	CB/STC 8"	0	100	0	0	80.00	SF	8.00	8.00	100	1999	1999	3	73	467	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300	
11	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	
12	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2000	2000	3	20	7,800	

LAND DESCRIPTION

TOTAL OB/XF 16,875

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	000132	C	RES RIVER	100		RSF-	1100.00	300.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS