

BLK B {K/A PARCEL B} LOT 12
IN OR 2542/349
WILDERS SUB OF NASSAU RIVER

EDWARDS DONALD PATRICK EXEMPT TRUST/EDWARDS DONALD
86456 TIRY LANE
YULEE, FL 32097

2026

44-2N-28-5200-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
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
BAS	1,842	100	2020	1,842	381,755
FOP	30	30	2020	9	1,865
FOP	432	30	2020	130	26,942
PTO	72	5	2020	4	829
UDU	36	55	2020	20	4,145

TOTALS 2,412 2,005 415,537

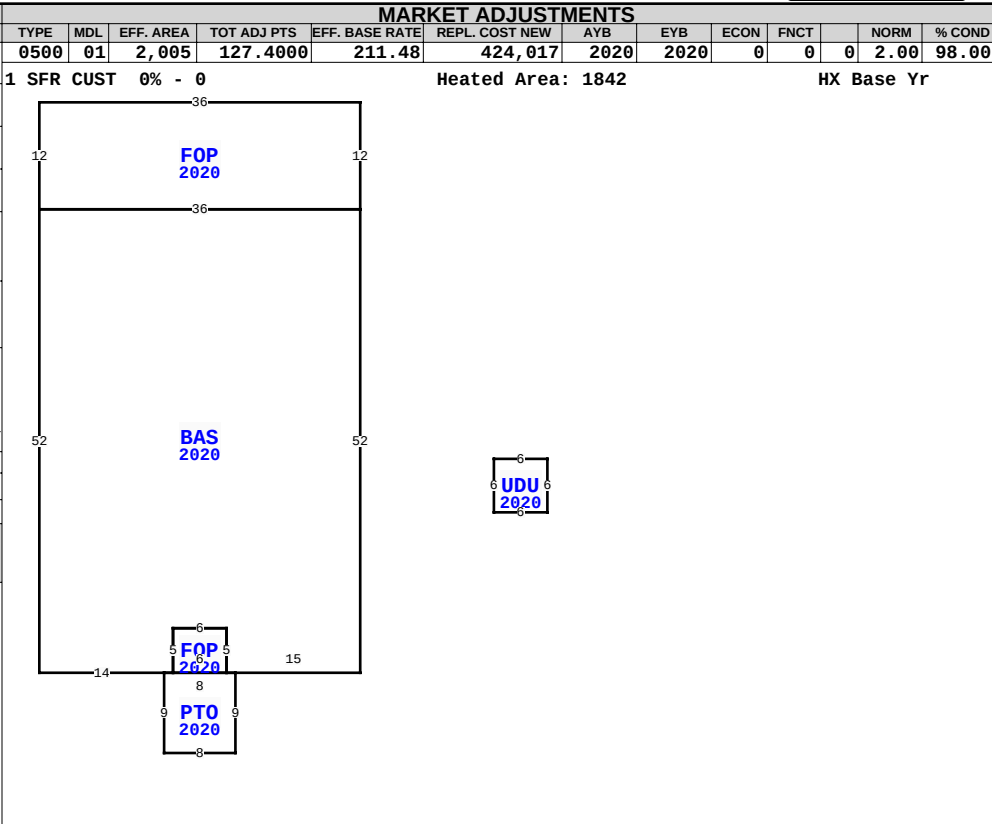
EXTRA FEATURES

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
1	0310	AL GANG WY	0	0	0	0	50.00	LF	115.00	115.00	100	2018	2018	3	74	4,255	
2	0300	BOAT DCK W	0	0	34	4	136.00	SF	40.00	40.00	100	2018	2018	3	81	4,406	
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	74	1,702	
4	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2018	2018	3	81	3,370	
5	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2018	2018	3	74	2,960	
6	0350	CARPORT WD	0	0	28	12	336.00	SF	13.00	13.00	100	2018	2018	3	74	3,232	
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2018	2018	3	74	1,850	
11	0912	SCRN RM G	0	0	36	37	1,332.00	SF	21.00	21.00	100	2025	2024	04	97	27,133	
12	0860	POOL/SPA	0	0	26	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		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



95562 WILDER BLVD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 98,908

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF	1100.00	300.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,537
TOTAL MARKET OB/XF VALUE		98,908
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,314,445
SOH/AGL Deduction		367,755
ASSESSED VALUE		946,690
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		946,690
TOTAL JUST VALUE		1,314,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,351,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002336	GARAGE 1,529 SQ F	106,479	03/05/2026
B240011399	SCREEN POOL ENCL0	22,000	10/08/2024
SP240010815	POOL/PAVER DECK	147,260	09/20/2024
C1810084	CO ISSUED	0	03/19/2020
B1810084	NEW CONSTR	174,320	10/04/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2542/0349	1/21/2022	TD	U	I	11
GRANTOR: EDWARDS OSCAR V GST E					
GRANTEE: EDWARDS OSCAR V REV					
2036/0734	3/24/2016	WD	Q	V	02
GRANTOR: CRAIG DANIEL M ET AL					
GRANTEE: EDWARDS OSCAR V TRU					

05/09/2025 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-36,12] S52 E14 E1 N5 E6 S5 E15 N52 W36 \$
FOP=[YR=2020;ORIG=0,0] W36 S12 E36 N12 \$
PTO=[YR=2020;ORIG=-22,64] S9 E8 N9 W8 \$
UDU=[YR=2020;ORIG=15,40] S6 E6 N6 W6 \$
FOP=[YR=2020;ORIG=-21,64] E6 N5 W6 S5 \$
PTR=[ORIG=0,0] E15 S40 N40 W15 \$

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