



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

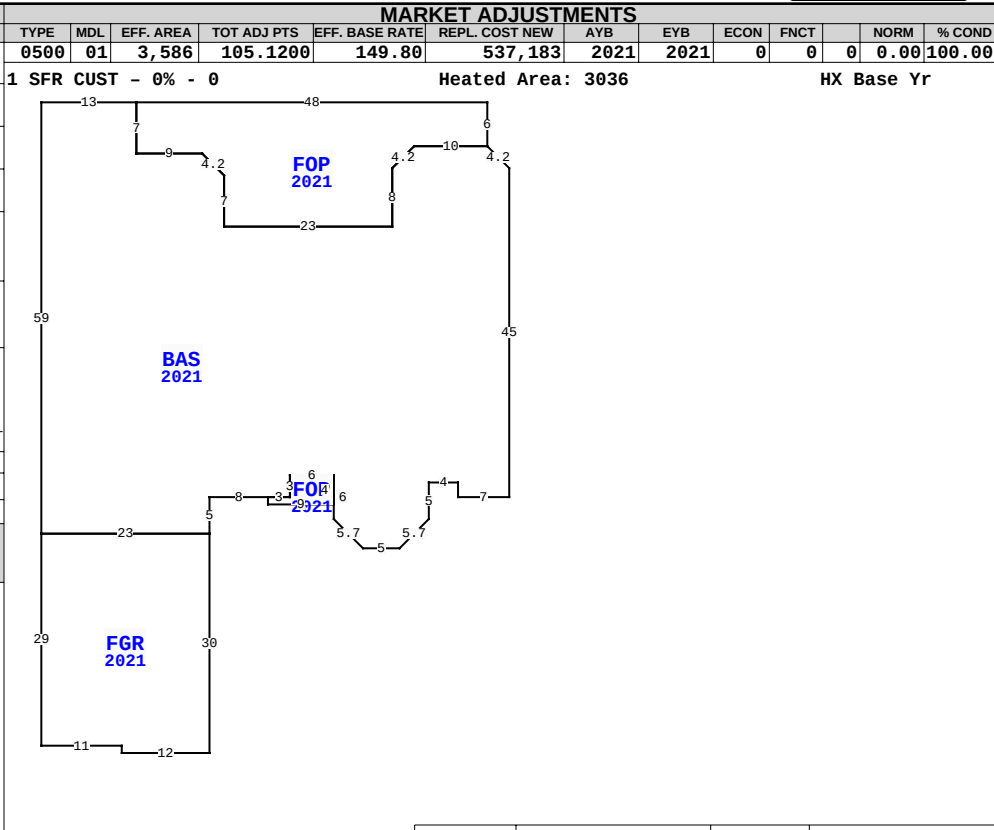
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,036	100	3,036	454,793
FGR	679	55	373	55,875
FOP	27	30	8	1,198
FOP	562	30	169	25,316

TOTALS	4,304	3,586	537,183
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	1,714.00	SF	10.00
3	0462	ST/AL FNC	0	0	0	0	1,416.00	SF	10.00
4	0911	SCRN RM A	0	0	0	0	1,152.00	SF	17.50
5	0861	POOL GUNIT	0	0	0	0	460.00	SF	85.00
6	0855	CONC PAVER	0	0	0	0	692.00	SF	10.00
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00



95026 WILD CHERRY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
102,697									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		537,183	
TOTAL MARKET OB/XF VALUE		102,697	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		754,880	
SOH/AGL Deduction		28,261	
ASSESSED VALUE		726,619	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		726,619	
TOTAL JUST VALUE		754,880	
NCON VALUE		68,180	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		598,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005710	SCRN ROOM	9,240	04/12/2022
22003209	SWIM POOL	98,000	02/28/2022
C2012527	CO ISSUED	0	10/19/2021
B2012527	NEW CONSTR	429,976	12/15/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2507/0330	10/19/2021	SW	Q	I	02	811,100	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: WEST INGRID M REVOC							
2085/1915	8/29/2016	WD	U	V	11	100	
GRANTOR: FF FLORIDA SOUTHERN H							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 FOP=[YR=2021] N6 W48 S7 E9 D3 R3 S7 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N7 U3 L3 W9 N7 W13 S59 FGR=[YR=2021] S29 E11 S1 E12 N30 W23\$ E23 N5 E8 FOP=[YR=2021] S1 E9 N4 W6 S3 W3\$ E3 N3 E6 S6 D4 R4 E5 U4 R4 N5 E4 S2 E7 N45\$.									