

LOT 293
PT OR 2085/1915
AMELIA NATIONAL #1B PB 7/191

RENFROE AUBREY V & ANITA L
95044 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0293-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,107	100	3,107	428,952
FGR	850	55	468	64,612
FOP	40	30	12	1,657
FOP	681	30	204	28,164
FSP	236	40	94	12,978
FUS	568	100	568	78,418
STR	48	10	5	691
TOTALS	5,530		4,458	615,472

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	1126	CB/STC 8"	0	100	11	44.00	SF	8.00	8.00
3	0855	CONC PAVER	0	100	0	1,085.00	SF	10.00	10.00
4	0855	CONC PAVER	0	100	0	2,124.00	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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	4,458	99.8800	142.33	634,507	2016	2016	0	0
1 SFR CUST - 100% - 2017									
Heated Area: 3675									
HX Base Yr 2017									

TOTAL OB/XF									
34,899									

TOTAL OB/XF									
34,899									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			615,472
TOTAL MARKET OB/XF VALUE			34,899
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			765,371
SOH/AGL Deduction			288,092
ASSESSED VALUE			477,279
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			427,279
TOTAL JUST VALUE			765,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			624,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531143	CO ISSUED	0	05/04/2016
B1531143	NEW CONSTR	479,472	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2085/1915	8/29/2016	WD	U	V	11
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					
2053/1402	6/16/2016	WD	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: RENFROE AUBREY V &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] L3 U3 FOP=[YR=2016] N6 W62 S10 E13 R3 U3 E7 D3 R3 S6 E23 N7 R3 U3 E10\$ W10 L3 D3 S7 W23 N6 L3 U3 W7 L3 D3 W16 S49 FGR=[YR=2016] S33 E24 N37 W10 S1 W6 S3 W8\$ E8 N3 E6 N1 E21 FOP=[YR=2016] S1 E8 N5 W8 S4 \$ N4 E8 S5 D4 R8 R8 U4 N3 E4 S2 E8 N18 W3 N28\$ PTR= N30 FUS=[YR=2016] N18 W24 FSP=[YR=2016] W25 S12 E9 N4 E16 N8\$ S8 W16 S4 STR=[YR=2016] S12 E4 N12 W4\$ E4 S6 E36\$ S30\$.									