

LOT 294
IN OR 2115/103
PT OR 1599/347

KEARNEY STEPHEN G & VIRGINIA S
95068 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0294-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	3,232	100	3,232	463,794
FGR	854	55	470	67,446
FOP	48	30	14	2,009
FOP	755	30	226	32,431
FST	24	55	13	1,865
FUS	604	100	604	86,675
STR	76	10	8	1,148

TOTALS 5,593 4,567 655,367

EXTRA FEATURES

95068 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

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

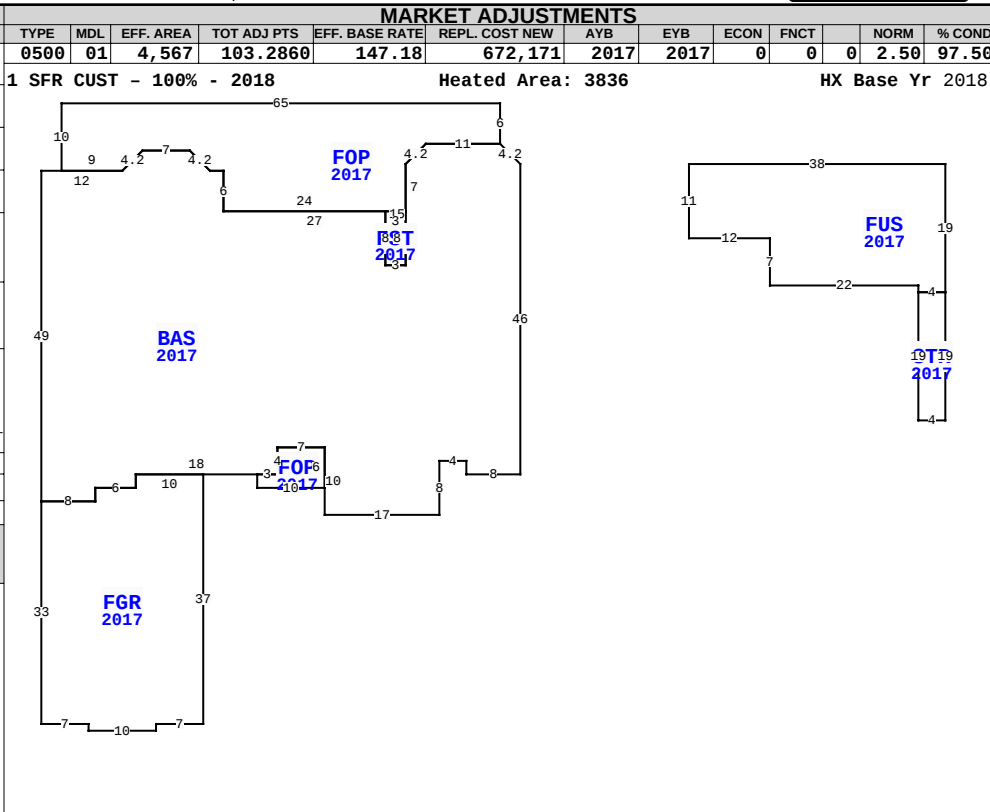
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2017 2017 3 98 3,430

2 0855 CONC PAVER 0 100 0 0 1,678.00 SF 10.00 10.00 100 2017 2017 3 97 16,277

3 0861 POOL GUNIT 0 100 20 12 240.00 SF 85.00 85.00 100 2017 2017 3 87 17,748

4 0855 CONC PAVER 0 100 0 0 642.00 SF 10.00 10.00 100 2017 2017 3 97 6,227

5 0911 SCRNM A 0 100 0 0 882.00 SF 17.50 17.50 100 2017 2017 3 82 12,657



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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		655,367	
TOTAL MARKET OB/XF VALUE		56,339	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		826,706	
SOH/AGL Deduction		280,600	
ASSESSED VALUE		546,106	
TOTAL EXEMPTION VALUE		HX HB VX VP 496,995	
BASE TAXABLE VALUE		49,111	
TOTAL JUST VALUE		826,706	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		703,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633255	CO ISSUED	0	04/07/2017
B1701362	SCRN ENCLSURE	20,177	03/01/2017
B1633255	NEW CONSTR	483,445	10/21/2016
B1633281	SWIM POOL	41,700	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
2115/0103	4/11/2017	WD	Q	I	I	02	635,800

GRANTOR: ICI JACKSONVILLE RESI

GRANTEE: KEARNEY STEPHEN G &

1599/0347	12/22/2008	WD	U	V	V	19	100
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GRANTOR: INTERVEST CONSTRUCTIO

BLD DATE

XF DATE

INC DATE

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REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS