



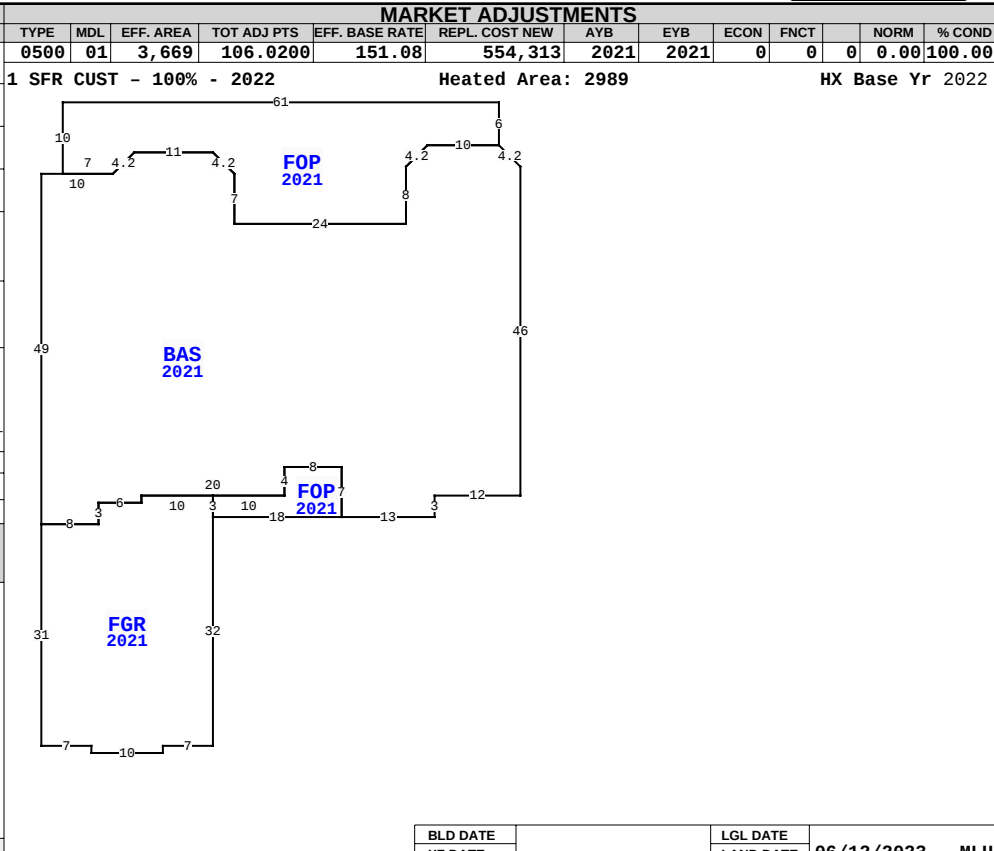
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,989	100	2,989	451,578
FGR	812	55	447	67,533
FOP	86	30	26	3,928
FOP	689	30	207	31,274
TOTALS	4,576		3,669	554,313

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,310.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	0	0	1,500.00	SF	17.50	17.50	
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00	10.00	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



95134 WILD CHERRY DR, FERNANDINA BEACH											
TOTAL OB/XF 105,210											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		554,313	
TOTAL MARKET OB/XF VALUE		105,210	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		774,523	
SOH/AGL Deduction		69,212	
ASSESSED VALUE		705,311	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		655,311	
TOTAL JUST VALUE		774,523	
NCON VALUE		76,850	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003281	SCREEN ROOM	17,935	03/01/2022
21016172	SWIM POOL	75,000	11/19/2021
B2010402	CO ISSUED	0	08/18/2021
B2010402	NEW CONSTR	427,256	10/28/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2651/751	6/30/2023	WD Q	I	I	01
GRANTOR: STRICKLAND MEGHAN L &					
GRANTEE: TYRRELL THOMAS & KA					
2490/0559	8/23/2021	WD Q	I	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: STRICKLAND MEGHAN L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 FOP=[YR=2021] N6 W61 S10 E7 U3 R3 E11 D3 R3 S7 E24 N8 U3 R3 E10\$ W10 D3 L3 S8 W24 N7 U3 L3 W11 D3 L3 W10 S49 FGR=[YR=2021] S31 E7 S1 E10 N1 E7 N32 FOP=[YR=2021] E18 N7 W8 S4 W10 S3\$ N3 W10 S1 W6 S3 W8\$ E8 N3 E6 N1 E20 N4 E8 S7 E13 N3 E12 N46\$.											