

LOT 301
IN OR 2116/1818
AMELIA NATIONAL #1B PB 7/191

HENSON MIKE A & WILMA H
95204 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0301-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
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	3,007	100	3,007	444,054
FGR	804	55	442	65,271
FOP	86	30	26	3,840
FOP	677	30	203	29,977
TOTALS	4,574		3,678	543,143

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,678	106.2900	151.46	557,070	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018 Heated Area: 3007 HX Base Yr 2018											
95204 WILD CHERRY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/12/2023 MLU											

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	0812	CONCRETE C	0 100	0	0	1,339.00	SF	4.00	4.00	100	2017	2017	3	97	5,195	

LAND DESCRIPTION										TOTAL OB/XF										8,625	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000.00				
REVIEW DATE		01/06/2023		BY	DJA		Total Acres: 0.00		Total Land Value: 115,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		543,143	
TOTAL MARKET OB/XF VALUE		8,625	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		666,768	
SOH/AGL Deduction		252,042	
ASSESSED VALUE		414,726	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		364,726	
TOTAL JUST VALUE		666,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633254	C0 ISSUED	0	04/28/2017
B1633254	NEW CONSTR	392,807	10/21/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2116/1818	4/28/2017	WD Q	I	01	
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: HENSON MIKE A & WIL					
2046/1895	5/16/2016	SW U	V	37	
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATIONAL CON					

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

BUILDING DIMENSIONS	
BAS=[YR=2017] U3 L3 FOP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2017] S31 E8 S1 E8 N1 E8 N32 FOP=[YR=2017] E18 N7 W8 S4 W10 S3\$ N3 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E20 N4 E8 S7 E13 N3 E12 N46 \$.	