LOT 302
IN OR 2104/742
AMELIA NATIONAL #1B PB 7/191

KEATING DENNIS M & JOANNE H
95214 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0302-0000

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 60
Interior Floo	14	CARPET 40
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

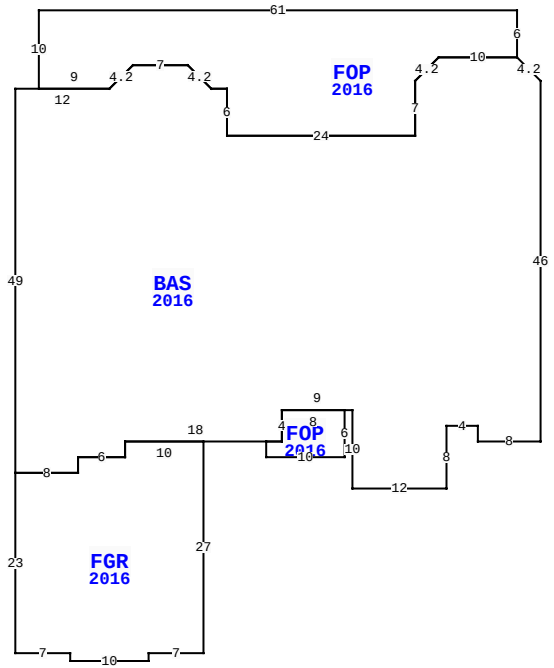
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,028	100	3,028	439,986
FGR	614	55	338	49,113
FOP	52	30	16	2,325
FOP	677	30	203	29,497
TOTALS	4,371		3,585	520,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,585	105.1200	149.80	537,033	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 3028 HX Base Yr 2018



95214 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE	11/30/2016	KK	LGL DATE	
XF DATE			LAND DATE	06/12/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		520,922
TOTAL MARKET OB/XF VALUE		8,385
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		644,307
SOH/AGL Deduction		322,253
ASSESSED VALUE		322,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,054
TOTAL JUST VALUE		644,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632318	CO ISSUED	0	10/19/2016
B1632318	NEW CONSTR	386,475	05/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/0742	2/28/2017	WD	Q	I	01	427,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: KEATING DENNIS M &						
2046/1895	5/16/2016	SW	U	V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FOP=[YR=2016] 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=2016] S23 E7 S1 E10 N1 E7 N27 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E18 FOP=[YR=2016] S2 E10 N6 W8 S4 W2$ E2 N4 E9 S10 E12 N8 E4 S2 E8 N46$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,277.00	SF	4.00	4.00	100	2016	2016	3	97	4,955	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 8,385

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS