LOT 304
AMELIA NATIONAL #1B PB 7/191

GADD RAYMOND R & KATHERINE A
95238 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0304-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

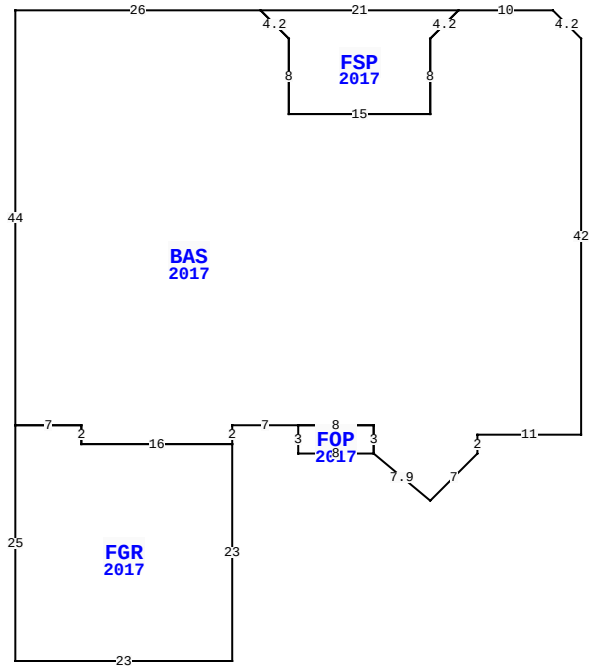
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,565	100	2,565	490,947
FGR	543	55	299	57,230
FOP	24	30	7	1,340
FSP	174	40	70	13,398
TOTALS	3,306		2,941	562,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,941	137.7645	196.31	577,348	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 2565 HX Base Yr



95238 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	562,914
TOTAL MARKET OB/XF VALUE	15,002
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	692,916
SOH/AGL Deduction	36,462
ASSESSED VALUE	656,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	656,454
TOTAL JUST VALUE	692,916
NCON VALUE	9,923
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	587,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012447	ADDITION	10,000	08/15/2022
C1705096	CO ISSUED	0	11/21/2017
B1705096	NEW CONSTR	324,483	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/0720	10/26/2021	WD	Q	I	01	740,000
GRANTOR: O'SULLIVAN WILLIAM G						
GRANTEE: GADD RAYMOND R & KA						
2159/1206	11/22/2017	WD	Q	I	01	461,500
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: OSULLIVAN WILLIAM G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FSP=[YR=2017] W21 D3 R3 S8 E15 N8 U3 R3 $ L3 D3 S8 W15 N8 L3 U3 W26 S44 FGR=[YR=2017] S25 E23 N23 W16 N2 W7 $ E7 S2 E16 N2 E7 FOP=[YR=2017] S3 E8 N3 W8$ E8 S3 D5 R6 R5 U5 N2 E11 N42 U3 L3 $.

EXTRA FEATURES

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	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
2	0812	CONCRETE C	0	0	0	0	1,270.00	SF	4.00	4.00	100	2017	2017	3	97	4,928	
3	0911	SCRN RM A	0	0	0	0	315.00	SF	17.50	17.50	100	2022	2022	3	100	5,513	
4	0855	CONC PAVER	0	0	0	0	441.00	SF	10.00	10.00	100	2022	2022	3	100	4,410	

LAND DESCRIPTION

TOTAL OB/XF 15,002

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS