

LOT 305
IN OR 2160/933
AMELIA NATIONAL #1B PB 7/191

KUNKEL JEFFRY A & LYNN M
95252 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0305-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	16	WD FR STUC 100	0500	01	3,712	106.2900	151.46	562,220	2017	2017	0	0	2.50	97.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018												Heated Area: 3037											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2018											
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																								
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	3,037	100	3,037	448,484																						
FGR	710	55	390	57,592																						
FOP	48	30	14	2,067																						
FSP	677	40	271	40,020																						
TOTALS			4,472		3,712	548,164																				
EXTRA FEATURES			95252 WILD CHERRY DR, FERNANDINA BEACH																							
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	1,398.00	SF	10.00	10.00	100	2017	2017	3	97	13,561											
TOTAL OB/XF 16,991																										
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	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 04/16/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																										