LOT 306
AMELIA NATIONAL #1B PB 7/191

ROBISON DAVID M/OZBEY LALE B
570 CASCADE CIRCLE #108
CASSELBERRY, FL 32707

2023

26-2N-28-006A-0306-0000

BUILDING CHARACTERISTICS

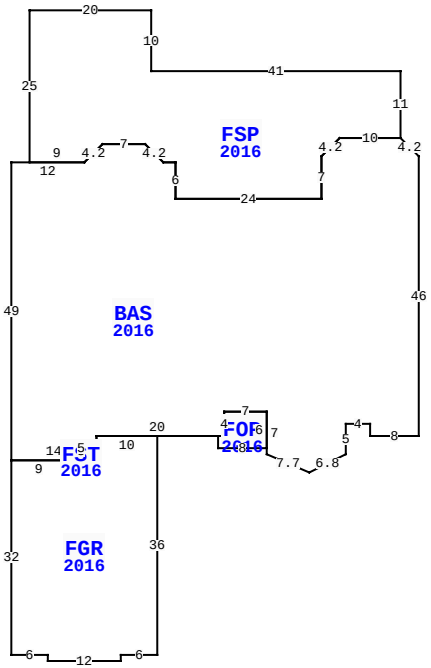
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	3,035	100	3,035	484,133
FGR	830	55	456	72,739
FOP	44	30	13	2,074
FSP	1,182	40	473	75,451
FST	10	55	6	957
TOTALS	5,101		3,983	635,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,983	115.4025	164.45	655,004	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 0% - 0 Heated Area: 3035 HX Base Yr



95264 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE		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	635,354
TOTAL MARKET OB/XF VALUE	21,206
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	771,560
SOH/AGL Deduction	164,659
ASSESSED VALUE	606,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,901
TOTAL JUST VALUE	771,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631651	CO ISSUED	0	06/15/2016
B1631651	NEW CONSTR	407,325	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/0298	6/06/2019	WD	Q	I	01	570,000
GRANTOR: OWENS DANIEL E & BARB						
GRANTEE: ROBISON DAVID M & L						
2055/1408	6/23/2016	WD	Q	I	01	494,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: OWENS DANIEL E & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FSP=[YR=2016] N11 W41 N10 W20 S25 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] S32 E6 S1 E12 N1 E6 N36 W10 S2 FST=[YR=2016] S2 W5 N2 E5$ W5 S2 W9$ E14 N4 E20 FOP=[YR=2016] S2 E8 N6 W7 S4 W1$ E1 N4 E7 S7 D3 R7 R6 U3 N5 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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	6,860	
2	0855	CONC PAVER	0	0	0	0	1,479.00	SF	10.00	10.00	100	2016	2016	3	97	14,346	

LAND DESCRIPTION

TOTAL OB/XF 21,206

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	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 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