

TADROS ANTOWAN/TADROS TAMARA L ET AL
95280 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

20-ZK-Z8-000A-0307-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										16 WD FR STUC 90										0500 01 3,648 105.1200 149.80 546,470 2017 2017 0 0 2.45 97.55									
Exterior Wall										10 ABOVE AVG 10										1 SFR CUST - 100% - 2021 Heated Area: 3077 HX Base Yr 2021									
Roof Structure										08 IRREGULAR 100										533,081									
Roof Cover										03 COMP SHNGL 100										9,747									
Interior Wall										05 DRYWALL 100										115,000									
Interior Floor										11 CLAY TILE 60										657,828									
Interior Floor										14 CARPET 40										443,168									
Air Condition										03 CENTRAL 100										214,660									
Heating Type										04 AIR DUCTED 100										105,000									
Bedrooms										4 100										109,660									
Bathrooms										3 100										657,828									
Frame										02 WOOD FRAME 100										NCON VALUE									
Stories										1. 1. 100										INCOME VALUE									
Units										0 100										PREVIOUS YEAR MKT VALUE									
Occupancy										00 NONE 100										541,840									
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									
TOTAL GROSS AREA										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										3,077 100										3,077 449,642									
FGR										678 55										373 54,506									
FOP										79 30										24 3,507									
FOP										579 30										174 25,426									
TOTALS										4,413 3,648 533,081										95280 WILD CHERRY DR, FERNANDINA BEACH									
EXTRA FEATURES																				BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
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										06/12/2023 MLU									
BAS=[YR=2017]										L3 U3 FOP=[YR=2017]										N6 W49 S7 E9 D3 R3 S7									
E24 N8 U3 R3										E10\$ W10 D3 L3 S8 W24 N7										L3 U3 W9 N7 W13									
S59 FGR=[YR=2017]										S29 E6 S1 E11 N1 E6 N29 W23\$										E23 N1									
FOP=[YR=2017]										E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3										E12 N46\$.									
LAND DESCRIPTION										TOTAL OB/XF										9,747									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPH FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
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																													