LOT 308
AMELIA NATIONAL #1B PB 7/191

BRIDWELL MARK & SUSAN
95294 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0308-0000

BUILDING CHARACTERISTICS

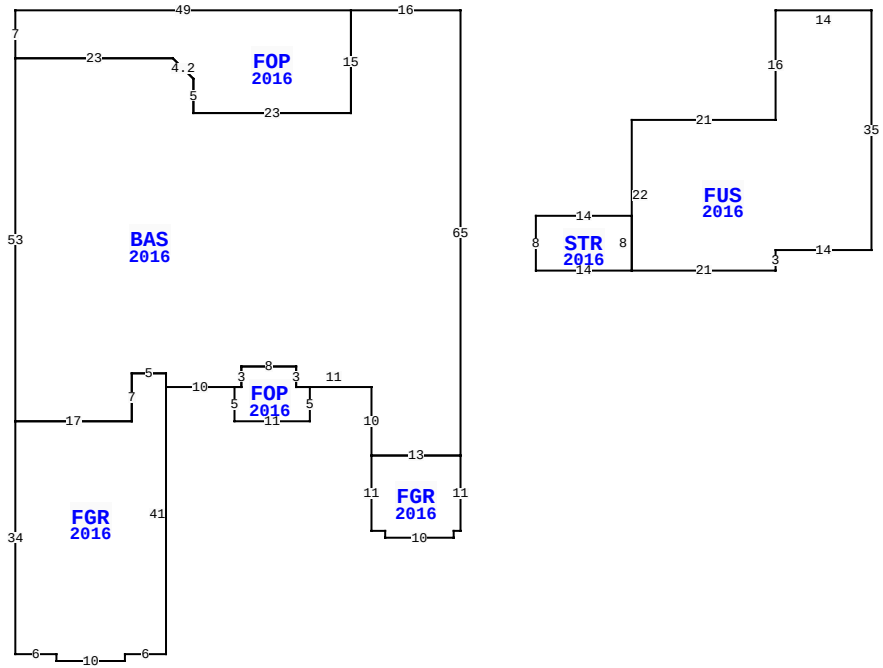
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,225	100	3,225	431,597
FGR	153	55	84	11,242
FGR	793	55	436	58,349
FOP	79	30	24	3,212
FOP	532	30	160	21,413
FUS	952	100	952	127,405
STR	112	10	11	1,472
TOTALS	5,846		4,892	654,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,892	96.3200	137.26	671,476	2016	2016	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 4177 HX Base Yr 2022



95294 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		654,689
TOTAL MARKET OB/XF VALUE		24,314
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		794,003
SOH/AGL Deduction		312,596
ASSESSED VALUE		481,407
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		431,407
TOTAL JUST VALUE		794,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631870	CO ISSUED	0	07/12/2016
B1631870	NEW CONSTR	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/1461	3/29/2021	WD	Q	I	02	725,000
GRANTOR: EVANS TIFFANY NICOLE						
GRANTEE: BRIDWELL MARK & SUS						
2061/1934	7/28/2016	WD	Q	I	01	681,400
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: EVANS TIFFANY NICOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] W49 S7 E23 D3 R3 S5 E23 N15$ S15 W23 N5 U3 L3 W23 S53 FGR=[YR=2016] S34 E6 S1 E10 N1 E6 N41 W5 S7 W17$ E17 N7 E5 S2 E10 FOP=[YR=2016] S5 E11 N5 W2 N3 W8 S3 W1$ E1 N3 E8 S3 E11 S10 FGR=[YR=2016] S11 E2 S1 E10 N1 E1 N11 W13$ E13 N65$ PTR= E60 FUS=[YR=2016] S35 W14 S3 W21 STR=[YR=2016] W14 N8 E14 S8$ N22 E21 N16 E14$ W60$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,532.00	SF	10.00	10.00	100	2016	2016	3	97	14,860	
3	0855	CONC PAVER	0	100	0	0	621.00	SF	10.00	10.00	100	2016	2016	3	97	6,024	

LAND DESCRIPTION

TOTAL OB/XF 24,314

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 03/12/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS