LOT 310
(EX OR 2171/1622)
AMELIA NATIONAL #1B PB 7/191

SAFILLE LORI M & EDUARDO F
95335 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0310-0000

BUILDING CHARACTERISTICS

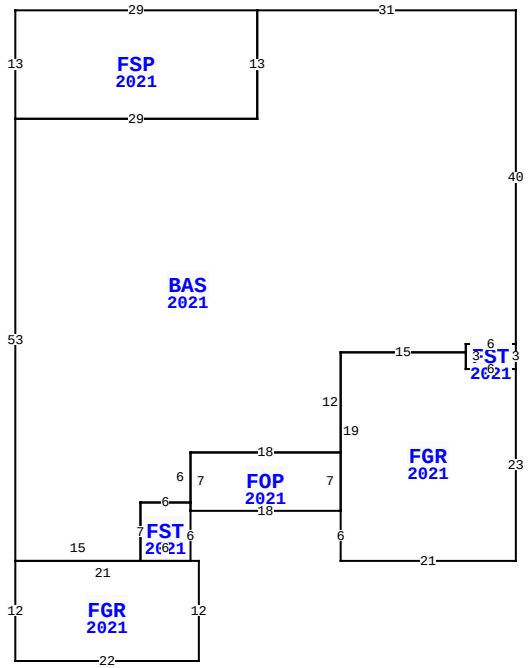
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,776	100	2,776	422,535
FGR	264	55	145	22,070
FGR	513	55	282	42,923
FOP	126	30	38	5,784
FSP	377	40	151	22,984
FST	18	55	10	1,522
FST	42	55	23	3,501
TOTALS	4,116		3,425	521,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,425	106.8120	152.21	521,319	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2776 HX Base Yr 2023



95335 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		521,319
TOTAL MARKET OB/XF VALUE		51,309
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		687,628
SOH/AGL Deduction		0
ASSESSED VALUE		687,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		637,628
TOTAL JUST VALUE		687,628
NCON VALUE		25,880
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005914	SWIM POOL	64,000	04/18/2022
C2100960	CO ISSUED	0	09/08/2021
B2100960	NEW CONSTR	391,137	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1201	9/10/2021	WD	Q	I	01	625,200
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: SAFILLE LORI M & ED						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W31 FSP=[YR=2021] W29 S13 E29 N13$ S13 W29 S53 FGR=[YR=2021] S12 E22 N12 W1 FST=[YR=2021] N6 FOP=[YR=2021] E18 FGR=[YR=2021] S6 E21 N23 FST=[YR=2021] N3 W6 S3 E6$ W6 N2 W15 S19$ N7 W18 S7$ N1 W6 S7 E6$ W21$ E15 N7 E6 N6 E18 N12 E15 N1 E6 N40$.

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	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0	1,158.00	SF	10.00	10.00	100	2021	2021	3	100	11,580	
3	0462	ST/AL FNC	0	100	0	0	1,056.00	SF	10.00	10.00	100	2021	2021	3	98	10,349	
4	0855	CONC PAVER	0	100	0	0	688.00	SF	10.00	10.00	100	2022	2022	3	100	6,880	
5	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2022	2022	3	100	17,000	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 51,309

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	000140	C	SFR GOLF A	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 10/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS