

ARNONE GARY L & RAIZA H
95307 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0311-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 90		
Roof Cover	13	STAND SEAM 10		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		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	3,077	100	3,077	459,335
FGR	690	55	380	56,726
FOP	79	30	24	3,583
FOP	579	30	174	25,975
TOTALS	4,425		3,655	545,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,655	104.7600	149.28	545,618	2021	2021		0	0	0.00	100.00
1 SFR CUST - 100% - 2022 Heated Area: 3077 HX Base Yr 2022												

The diagram illustrates the layout of three lots: FOP 2021 (Front Yard), BAS 2021 (Backyard), and FGR 2021 (Garage). The FOP lot is located at the top left, measuring approximately 49' by 13'. The BAS lot is situated below it, measuring about 59' by 23'. The FGR lot is positioned to the right of the BAS lot, measuring roughly 30' by 23'. Dimensions for each lot's perimeter are provided.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		545,618	
TOTAL MARKET OB/XF VALUE		87,755	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		748,373	
SOH/AGL Deduction		37,640	
ASSESSED VALUE		710,733	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		660,733	
TOTAL JUST VALUE		748,373	
NCON VALUE		71,495	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		620,619	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22005349

ADDITION

20,000

04/06/2022

22001257

SWIM POOL

130,000

01/21/2022

C2005470

CO ISSUED

0

03/15/2021

B2005470

NEW CONSTR

425,393

08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1583	3/18/2021	WD	Q	I	02	652,500

GRANTOR: FF FLORIDA RESIDENTIA

GRANTEE: ARNONE GARY L & RAI

2085/1915

8/29/2016

WD

U

V

11

100

GRANTOR: FF FLORIDA SOUTHERN H

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] W49 S6 E10 D3 R3 S8 E24 N7 U3 R3 E9 N7\$ S7 W9 L3 D3 S7 W24 N8 U3 L3 W10 D3 L3 S46 E12 S3 E13 FOP=[YR=2021] E17 N3 W10 N4 W7 S7\$ N7 E7 S4 E10 S4 FGR=[YR=2021] S30 E23 N30 W23\$ E23 N59\$.

EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	1,626.00	SF	10.00	10.00	100	2021	2021	3	100	16,260	
2	0911	SCRN RM A	0 100	0	0	1,248.00	SF	17.50	17.50	100	2022	2022	3	100	21,840	
3	0855	CONC PAVER	0 100	0	0	779.00	SF	10.00	10.00	100	2022	2022	3	100	7,790	
4	0861	POOL GUNIT	0 100	0	0	469.00	SF	85.00	85.00	100	2022	2022	3	100	39,865	
5	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

87,755

REVIEW DATE

10/24/2022

BY

DJ

Total Acres: 0.00

Total Land Value: 115,000

Market: 0

Agricultural: 0

Common: 115,000

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