



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,791	100	2,791	429,970
FGR	230	55	126	19,411
FGR	420	55	231	35,587
FOP	30	30	9	1,386
FOP	377	30	113	17,409
TOTALS	3,848		3,270	503,763

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,192.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	0	0	1,120.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	784.00	SF	10.00	10.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,270	108.6520	154.83	506,294	2020	2020	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 2791									
HX Base Yr 2021									
95287 WILD CHERRY DR, FERNANDINA BEACH									

TOTAL OB/XF									
72,047									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					503,763				
TOTAL MARKET OB/XF VALUE					72,047				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					690,810				
SOH/AGL Deduction					175,309				
ASSESSED VALUE					515,501				
TOTAL EXEMPTION VALUE					HX HB VX VP 377,351				
BASE TAXABLE VALUE					138,150				
TOTAL JUST VALUE					690,810				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					628,179				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108670	SCREEN POOL ENCL	14,000	07/01/2021
B2105727	SWIM POOL	78,000	05/05/2021
C202596	CO ISSUED	0	12/14/2020
B202596	NEW CONSTR	384,039	04/07/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2419/1522	12/08/2020	WD	Q	I	02	587,200			
GRANTOR: ICI JACKSONVILLE RESI									
GRANTEE: CHEEK DANIEL G & TO									
1599/0347	12/22/2008	WD	U	V	19	100			
GRANTOR: INTERVEST CONSTRUCTION									
GRANTEE: ICI JACKSONVILLE RE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W12 D3 L3 W13 FOP=[YR=2020] W29 S13 E29 N13\$ S13 W29 S53 FGR=[YR=2020] S10 E6 S1 E10 N1 E6 N10 W22\$ E21 N12 FOP=[YR=2020] E10 N3 W10 S3\$ N3 E18 FGR=[YR=2020] S8 E21 N20 W21 S12\$ N12 E21 N39\$.									