

LOT 313
IN OR 2161/1072
AMELIA NATIONAL #1B PB 7/191

PIN PHILIP M & MARYBETH J
95265 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0313-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	12	HARDWOOD 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	3,029	100	3,029	571,459
FGR	854	55	470	88,671
FOP	38	30	11	2,076
FOP	677	30	203	38,299
TOTALS	4,598		3,713	700,504

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,713	135.7884	193.50	718,466	2017	2017	0	0	0	2.50 97.50

1 SFR CUST - 100% - 2023

Heated Area: 3029

HX Base Yr 2023

The site map shows a property with three distinct areas labeled in blue: FOP 2017, BAS 2017, and FGR 2017. The property is bounded by a series of lines with dimensions. The top boundary is 61 units long. The left boundary is 46 units long. The bottom boundary is 37 units long. The right boundary is 49 units long. The FOP 2017 area is located in the upper left, BAS 2017 is in the center, and FGR 2017 is in the lower right. Various other dimensions are provided for the internal boundaries and setbacks.

BLD DATE	LGL DATE	06/12/2023	ML
XF DATE	LAND DATE		