LOT 319
AMELIA NATIONAL #1B PB 7/191

SATTLER PAUL J III
95115 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0319-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

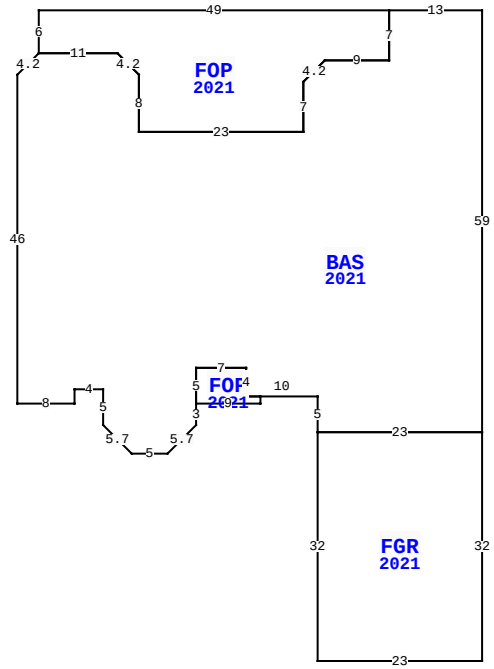
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,099	100	3,099	461,909
FGR	736	55	405	60,366
FOP	37	30	11	1,640
FOP	568	30	170	25,339
TOTALS	4,440		3,685	549,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,685	105.1200	149.80	552,013	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 3099 HX Base Yr 2022



95115 WILD CHERRY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		549,253
TOTAL MARKET OB/XF VALUE		72,448
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		736,701
SOH/AGL Deduction		46,703
ASSESSED VALUE		689,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		639,998
TOTAL JUST VALUE		736,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011262	CO ISSUED	0	07/30/2021
B2102573	SCRN ENCLSR	6,180	03/04/2021
B2101802	SWIM POOL	54,784	02/16/2021
B2011262	NEW CONSTR	429,036	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/1519	7/30/2021	WD	Q	I	02	773,100
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: SATTLER PAUL J III						
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 E11 D3 R3 S8 E23 N7 U3 R3 E9 N7$ S7 W9 D3 L3 S7 W23 N8 U3 L3 W11 D3 L3 S46 E8 N2 E4 S5 D4 R4 E5 U4 R4 N3 FOP=[YR=2021] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E10 S5 FGR=[YR=2021] S32 E23 N32 W23$ E23 N59$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	1,511.00	SF	10.00	10.00	100	2021	2021	3	100	15,110	
3	0911	SCRN RM A	0	100	0	0	1,008.00	SF	17.50	17.50	100	2021	2021	3	97	17,111	
4	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2021	2021	3	98	31,987	
5	0855	CONC PAVER	0	100	0	0	624.00	SF	10.00	10.00	100	2021	2021	3	100	6,240	

LAND DESCRIPTION

TOTAL OB/XF 72,448

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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS