LOT 323 & PT TRACT G-6
IN OR 2506/1968
AMELIA NATIONAL #1B PB 7/191

BERNARD DANIEL A & LADY
95049 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-006A-0323-0000**

## BUILDING CHARACTERISTICS

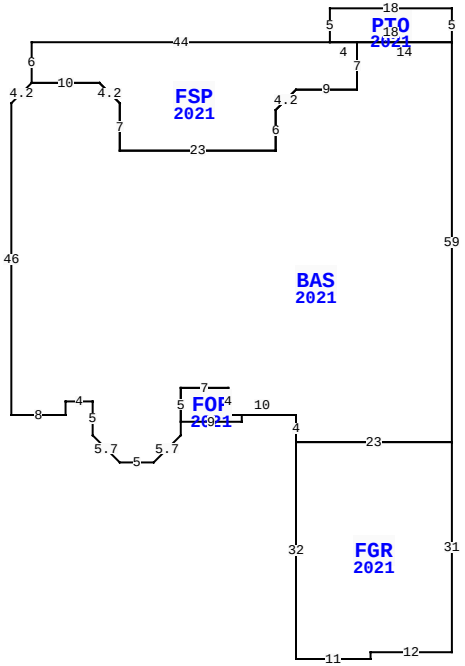
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 3,145 | 100 | 3,145 | 471,121 |
| FGR | 724 | 55 | 398 | 59,620 |
| FOP | 37 | 30 | 11 | 1,648 |
| FSP | 539 | 40 | 216 | 32,357 |
| PTO | 90 | 5 | 4 | 599 |
| TOTALS | 4,535 | | 3,774 | 565,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,774 | 105.1200 | 149.80 | 565,345 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2022 Heated Area: 3145 HX Base Yr 2022




95049 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 | 565,345 |
| TOTAL MARKET OB/XF VALUE | 74,510 |
| TOTAL LAND VALUE - MARKET | 115,000 |
| TOTAL MARKET VALUE | 754,855 |
| SOH/AGL Deduction | 36,687 |
| ASSESSED VALUE | 718,168 |
| TOTAL EXEMPTION VALUE | HX HB 50,000 |
| BASE TAXABLE VALUE | 668,168 |
| TOTAL JUST VALUE | 754,855 |
| NCON VALUE | 58,540 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 640,416 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22009648 | SCRN ENCL | 19,300 | 06/23/2022 |
| 22007003 | SWIM POOL | 118,000 | 05/05/2022 |
| C2009497 | CO ISSUED | 0 | 05/21/2021 |
| B2009497 | NEW CONSTR | 429,976 | 10/09/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2506/1968 | 10/19/2021 | QC | U | V | 11 | 100 |
| GRANTOR: AMELIA NATIONAL GOLF | | | | | | |
| GRANTEE: BERNARD DANIEL A & | | | | | | |
| 2464/1734 | 5/21/2021 | WD | Q | I | 01 | 662,700 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: BERNARD DANIEL A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2021] W18 S5 FSP=[YR=2021] W44 S6 BAS=[YR=2021] D3 L3 S46 E8 N2 E4 S5 D4 R4 E5 U4 R4 N2 FOP=[YR=2021] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E10 S4 FGR=[YR=2021] S32 E11 N1 E12 N31 W23$ E23 N59 W14 S7 W9 D3 L3 S6 W23 N7 U3 L3 W10$ E10 D3 R3 S7 E23 N6 U3 R3 E9 N7 W4$ E18 N5$.

## 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 | 1,397.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 13,970 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,426.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 100 | 24,955 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 231.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 100 | 19,635 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,195.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 11,950 | |
| 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 74,510

| 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