

LOT 424
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

COUNTISS CAROL A
95389 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0424-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 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		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	2,725	100	2,725	520,857
FGR	230	55	126	24,084
FGR	441	55	243	46,447
FOP	30	30	9	1,720
FOP	377	30	113	21,599
TOTALS	3,803		3,216	614,706

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,380.00	SF	10.00	10.00	100	2022
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022
3	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,216	134.1323	191.14	614,706	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023											
Heated Area: 2725											
HX Base Yr 2023											
95389 WILD CHERRY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/12/2023 MLU											

TOTAL OB/XF											
20,800											

TOTAL OB/XF											
20,800											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		614,706	
TOTAL MARKET OB/XF VALUE		20,800	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		750,506	
SOH/AGL Deduction		93,906	
ASSESSED VALUE		656,600	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		606,600	
TOTAL JUST VALUE		750,506	
NCON VALUE		511,436	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017813	NEW CONSTR	464,530	12/23/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2642/1878	5/24/2023	WD	Q	I	01
SALE PRICE					
1,000,000					
GRANTOR: REGISTER STEPHEN & JU					
GRANTEE: COUNTISS CAROL A					
2597/0609	10/17/2022	SW	Q	I	01
775,200					
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: REGISTER STEPHEN &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W31 FOP=[YR=2022] W29 S13 E29 N13\$ S13 W29 S53											
FGR=[YR=2022] S10 E6 S1 E10 N1 E6 N10 W22\$ E21 N12											
FOP=[YR=2022] E10 N3 W10 S3\$ N3 E18 FGR=[YR=2022] S8 E21 N21											
W21 S13\$ N13 E21 N38\$.											