

LOT 427
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

THADY RYAN & KRISTEN
95373 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0427-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,506	100	2,506	352,594
FGR	1,034	55	569	80,058
FOP	32	30	10	1,407
FOP	200	30	60	8,442
FOP	350	30	105	14,774
FUS	1,000	100	1,000	140,700

TOTALS	5,122		4,250	597,975
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0462	ST/AL FNC	0	100	0	0	
4	0504	FP-ELECTRI	0	100	0	0	
5	0861	POOL GUNIT	0	100	0	0	
6	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,250	98.7360	140.70	597,975	2022	2022	0	0	0.00	100.00	
1 SFR CUST - 100% - 2023												
Heated Area: 3506												
HX Base Yr 2023												
95373 WILD CHERRY DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/12/2023 MLU												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1												
4												
STANDARD												
VALUATION BY												
Tax Group: 4												
Tax Dist:												
BUILDING MARKET VALUE												
597,975												
TOTAL MARKET OB/XF VALUE												
66,180												
TOTAL LAND VALUE - MARKET												
115,000												
TOTAL MARKET VALUE												
779,155												
SOH/AGL Deduction												
0												
ASSESSED VALUE												
779,155												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
729,155												
TOTAL JUST VALUE												
779,155												
NCON VALUE												
664,155												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
100,000												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006405	SWIM POOL	218,488	08/01/2022
B2109717	NEW CONSTR	523,063	07/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1086	6/21/2022	SW	Q	I	01	904,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: THADY RYAN & KRISTE						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2022] W35 BAS=[YR=2022] N3 W16 S73 E11 FOP=[YR=2022] S1 E8 N5 W6 S4 W2\$ E2 N4 E15 FGR=[YR=2022] S5 E20 N2 E12 N35 W23 S14 W9 S18\$ N18 E9 N14 E14 N24 W35 N10\$ S10 E35 N10\$ PTR=E15 FUS=[YR=2022] E15 FOP=[YR=2022] N8 E25 S8 W25\$ E25 S25 W40 N25\$ W15\$.												