LOT 431
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

TAURIELLO DANIEL A & SUE A
95351 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0431-0000

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	12	HARDWOOD 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

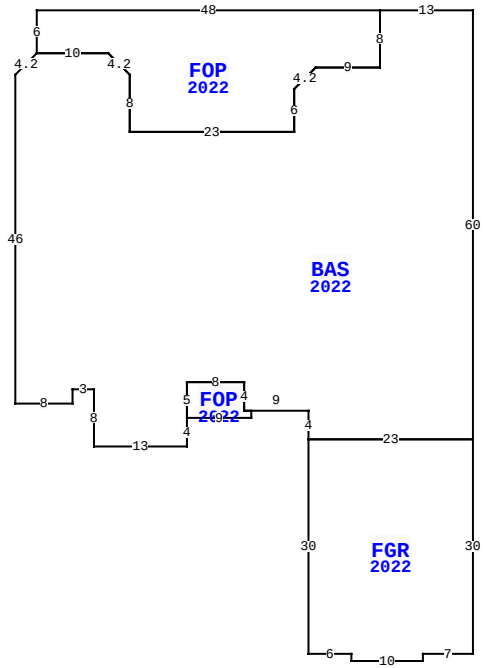
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,096	100	3,096	444,709
FGR	700	55	385	55,301
FOP	41	30	12	1,724
FOP	574	30	172	24,706
TOTALS	4,411		3,665	526,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,665	100.8000	143.64	526,441	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3096 HX Base Yr 2023



95351 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		526,441
TOTAL MARKET OB/XF VALUE		14,310
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		655,751
SOH/AGL Deduction		287,350
ASSESSED VALUE		368,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,401
TOTAL JUST VALUE		655,751
NCON VALUE		540,751
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107068	NEW CONSTR	459,462	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0195	4/26/2022	SW	Q	I	02	790,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TAURIELLO DANIEL A						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W48 S6 E10 D3 R3 S8 E23 N6 U3 R3 E9 N8$ S8 W9 D3 L3 S6 W23 N8 U3 L3 W10 D3 L3 S46 E8 N2 E3 S8 E13 N4 FOP=[YR=2022] E9 N1 W1 N4 W8 S5$ N5 E8 S4 E9 S4 FGR=[YR=2022] S30 E6 S1 E10 N1 E7 N30 W23$ E23 N60$.

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	0855	CONC PAVER	0	100	0	0	1,431.00	SF	10.00	10.00	100	2022	2022	3	100	14,310	

LAND DESCRIPTION

TOTAL OB/XF 14,310

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	000134	C	SFR POND	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 10/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS