



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 13,527 TOTAL MARKET VALUE 13,527 SOH/AGL Deduction 0 ASSESSED VALUE 13,527 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,527 TOTAL JUST VALUE 13,527 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE									
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																				B230008061				POOL						06/23/2023	
NEIGHBORHOOD/LOC		4042.00																		B23001408				HTD 2568						02/01/2023	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										95410 WILD CHERRY DR, FERNANDINA BEACH																					
L N	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															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	13,527.00	13,527.00	13,527														
REVIEW DATE 04/12/2023 BY HG Total Acres: 0.00 Total Land Value: 13,527 Market: 0 Agricultural: 0 Common: 13,527 PRINTED 08/02/2023 BY SYS																															

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2638/584	5/10/2023	SW U	V		30	7,893,600				
GRANTOR: AMELIA NATIONAL ENTER										
GRANTEE: FF FLORIDA RESIDENT										
BUILDING NOTES										
BUILDING DIMENSIONS										