

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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																				
MAP NUM																				MKT AREA 04										
NEIGHBORHOOD/LOC										4042.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																														
EXTRA FEATURES										95466 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														

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V V	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							

LAND DESCRIPTION										TOTAL OB/XF														
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							