



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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

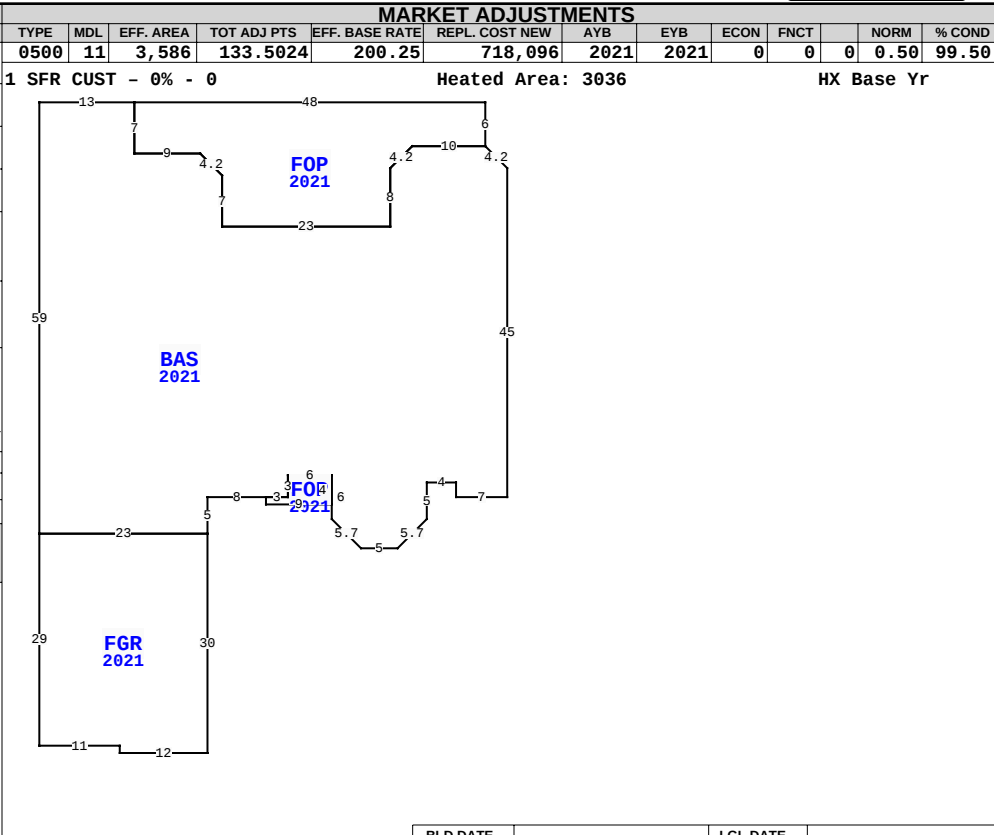
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,036	100	3,036	604,919
FGR	679	55	373	74,320
FOP	27	30	8	1,594
FOP	562	30	169	33,673

TOTALS	4,304		3,586	714,506
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	1,714.00	SF	10.00
3	0462	ST/AL FNC	0	0	0	0	1,416.00	SF	10.00
4	0911	SCRN RM A	0	0	0	0	1,152.00	SF	17.50
5	0861	POOL GUNIT	0	0	0	0	460.00	SF	85.00
6	0855	CONC PAVER	0	0	0	0	692.00	SF	10.00
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00



95026 WILD CHERRY DR, FERNANDINA BEACH	MLU
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COGS W/CHERRY CR/ FERRANDINA BERRY						INC DATE			AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465		
1,714.00	SF	10.00	10.00	100	2021	2021	3	99	16,969		
1,416.00	SF	10.00	10.00	100	2021	2021	3	95	13,452		
1,152.00	SF	17.50	17.50	100	2022	2022	3	97	19,555		
460.00	SF	85.00	85.00	100	2022	2022	3	98	38,318		
692.00	SF	10.00	10.00	100	2022	2022	3	100	6,920		
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		714,506	
TOTAL MARKET OB/XF VALUE		100,619	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		980,125	
SOH/AGL Deduction		180,844	
ASSESSED VALUE		799,281	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		799,281	
TOTAL JUST VALUE		980,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		754,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005710	SCRN ROOM	9,240	04/12/2022
22003209	SWIM POOL	98,000	02/28/2022
C2012527	CO ISSUED	0	10/19/2021
B2012527	NEW CONSTR	429,976	12/15/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2719/1458	6/18/2024	WD U	I	I	11
GRANTOR: WEST INGRID M REV TRU					
GRANTEE: JONES MICHAEL D & M					
2719/1456	6/18/2024	WD Q	I	I	01
GRANTOR: ENNIS DAVID W					
GRANTEE: JONES MICHAEL D & M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 FOP=[YR=2021] N6 W48 S7 E9 D3 R3 S7 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N7 U3 L3 W9 N7 W13 S59 FGR=[YR=2021] S29 E11 S1 E12 N30 W23\$ E23 N5 E8 FOP=[YR=2021] S1 E9 N4 W6 S3 W3\$ E3 N3 E6 S6 D4 R4 E5 U4 R4 N5 E4 S2 E7 N45\$.									