

LOT 293
PT OR 2085/1915
AMELIA NATIONAL #1B PB 7/191

RENFROE AUBREY V & ANITA L
95044 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0293-0000



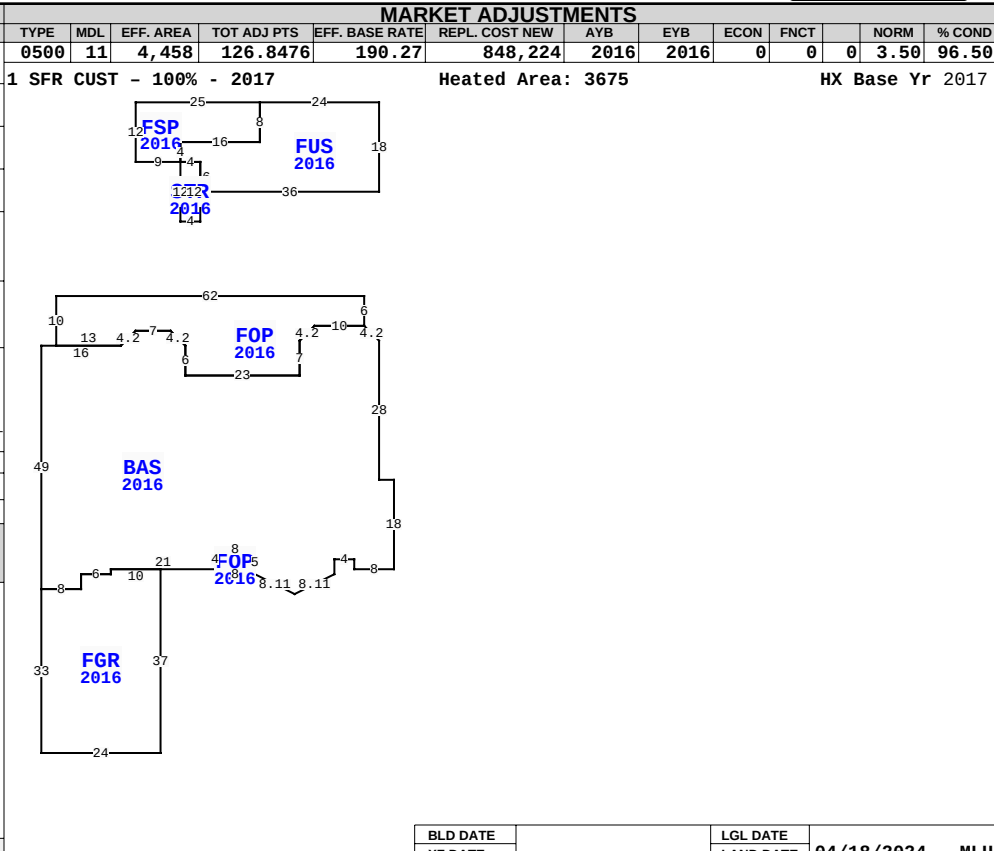
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,107	100	3,107	570,478
FGR	850	55	468	85,929
FOP	40	30	12	2,203
FOP	681	30	204	37,456
FSP	236	40	94	17,259
FUS	568	100	568	104,290
STR	48	10	5	918
TOTALS	5,530		4,458	818,536

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	1126	CB/STC 8"	0	100	11	44.00	SF	8.00	8.00
3	0855	CONC PAVER	0	100	0	1,085.00	SF	10.00	10.00
4	0855	CONC PAVER	0	100	0	2,124.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



95044 WILD CHERRY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	818,536		
TOTAL MARKET OB/XF VALUE	34,539		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	1,018,075		
SOH/AGL Deduction	526,478		
ASSESSED VALUE	491,597		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	441,597		
TOTAL JUST VALUE	1,018,075		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	765,371		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531143	CO ISSUED	0	05/04/2016
B1531143	NEW CONSTR	479,472	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2085/1915	8/29/2016	WD	U	V	11
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					
2053/1402	6/16/2016	WD	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: RENFROE AUBREY V &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] L3 U3 FOP=[YR=2016] N6 W62 S10 E13 R3 U3 E7 D3 R3 S6 E23 N7 R3 U3 E10\$ W10 L3 D3 S7 W23 N6 L3 U3 W7 L3 D3 W16 S49 FGR=[YR=2016] S33 E24 N37 W10 S1 W6 S3 W8\$ E8 N3 E6 N1 E21 FOP=[YR=2016] S1 E8 N5 W8 S4 \$ N4 E8 S5 D4 R8 R8 U4 N3 E4 S2 E8 N18 W3 N28\$ PTR= N30 FUS=[YR=2016] N18 W24 FSP=[YR=2016] W25 S12 E9 N4 E16 N8\$ S8 W16 S4 STR=[YR=2016] S12 E4 N12 W4\$ E4 S6 E36\$ S30\$.					