LOT 296
AMELIA NATIONAL #1B PB 7/191

TYRRELL THOMAS & KATHRYN
95134 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0296-0000

BUILDING CHARACTERISTICS

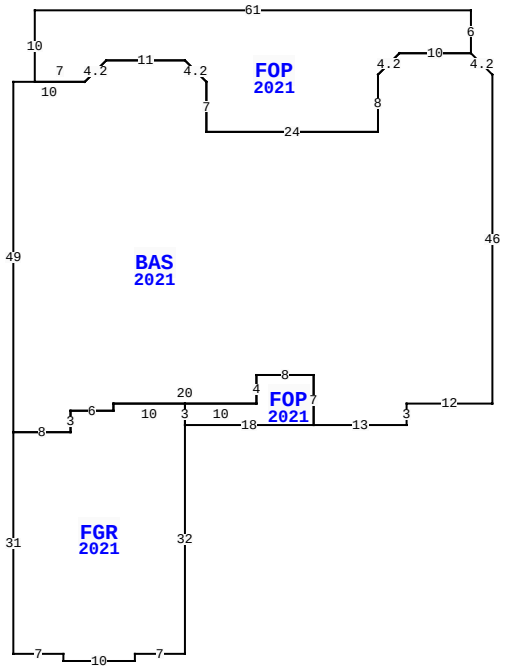
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,989	100	2,989	600,670
FGR	812	55	447	89,830
FOP	86	30	26	5,225
FOP	689	30	207	41,599
TOTALS	4,576		3,669	737,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,669	134.6454	201.97	741,028	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 2989 HX Base Yr 2024



95134 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/18/2024 MLU
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	737,323
TOTAL MARKET OB/XF VALUE	103,021
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	1,005,344
SOH/AGL Deduction	246,809
ASSESSED VALUE	758,535
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	708,535
TOTAL JUST VALUE	1,005,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	774,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003281	SCREEN ROOM	17,935	03/01/2022
21016172	SWIM POOL	75,000	11/19/2021
B2010402	CO ISSUED	0	08/18/2021
B2010402	NEW CONSTR	427,256	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/751	6/30/2023	WD	Q	I	02	985,000
GRANTOR: STRICKLAND MEGHAN L &						
GRANTEE: TYRRELL THOMAS & KA						
2490/0559	8/23/2021	WD	Q	I	01	623,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: STRICKLAND MEGHAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 FOP=[YR=2021] N6 W61 S10 E7 U3 R3 E11 D3 R3 S7 E24 N8 U3 R3 E10$ W10 D3 L3 S8 W24 N7 U3 L3 W11 D3 L3 W10 S49 FGR=[YR=2021] S31 E7 S1 E10 N1 E7 N32 FOP=[YR=2021] E18 N7 W8 S4 W10 S3$ N3 W10 S1 W6 S3 W8$ E8 N3 E6 N1 E20 N4 E8 S7 E13 N3 E12 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,310.00	SF	10.00	10.00	100	2021	2021	3	99	12,969	
3	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2021	2021	3	95	11,400	
4	0911	SCRN RM A	0	100	0	0	1,500.00	SF	17.50	17.50	100	2022	2022	3	97	25,463	
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2022	2022	3	98	39,984	
6	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00	10.00	100	2022	2022	3	100	7,800	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 103,021

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 10/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS