LOT 300
AMELIA NATIONAL #1B PB 7/191

GAFFEY LAWRENCE J & LINDA M
95188 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0300-0000

BUILDING CHARACTERISTICS

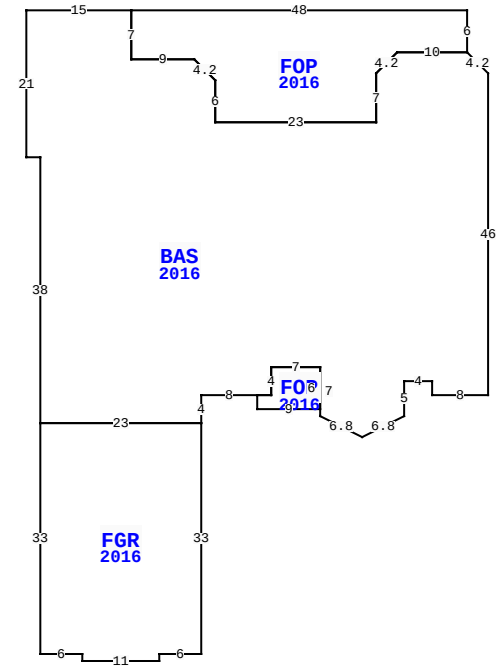
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,111	100	3,111	605,827
FGR	770	55	424	82,568
FOP	46	30	14	2,726
FOP	539	30	162	31,548
TOTALS	4,466		3,711	722,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,711	134.5311	201.80	748,880	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 3111 HX Base Yr 2022



95188 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		722,669
TOTAL MARKET OB/XF VALUE		79,940
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		967,609
SOH/AGL Deduction		168,566
ASSESSED VALUE		799,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		749,043
TOTAL JUST VALUE		967,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		886,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204462	SCRN ENCLSR	11,900	06/10/2020
B2002769	SWIM POOL	50,000	03/30/2020
B1632542	CO ISSUED	0	12/14/2016
B1632542	NEW CONSTR	401,207	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/0233	7/12/2021	WD	Q	I	01	899,000
GRANTOR: EGAN BRADLEY C & SARA						
GRANTEE: GAFFEY LAWRENCE J &						
2335/0073	1/24/2020	WD	Q	I	01	649,000
GRANTOR: EUBANKS KATHRYN SUZAN						
GRANTEE: EGAN BRADLEY C & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FOP=[YR=2016] N6 W48 S7 E9 D3 R3 S6 E23 N7 U3 R3 E10$ W10 D3 L3 S7 W23 N6 U3 L3 W9 N7 W15 S21 E2 S38 FGR=[YR=2016] S33 E6 S1 E11 N1 E6 N33 W23$ E23 N4 E8 FOP=[YR=2016] S2 E9 N6 W7 S4 W2$ E2 N4 E7 S7 D3 R6 R6 U3 N5 E4 S2 E8 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	0855	CONC PAVER	0	100	0	0	1,593.00	SF	10.00	10.00	100	2016	2016	3	96	15,293	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
3	0911	SCRN RM A	0	100	64	15	960.00	SF	21.88	21.88	100	2020	2020	3	90	18,900	
4	0861	POOL GUNIT	0	100	0	0	449.00	SF	85.00	85.00	100	2020	2020	3	93	35,493	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
6	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2020	2020	3	99	5,059	

LAND DESCRIPTION

TOTAL OB/XF 79,940

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	000134	C	SFR POND	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 03/12/2021 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS