LOT 301
IN OR 2116/1818
AMELIA NATIONAL #1B PB 7/191

HENSON MIKE A & WILMA H
95204 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0301-0000

BUILDING CHARACTERISTICS

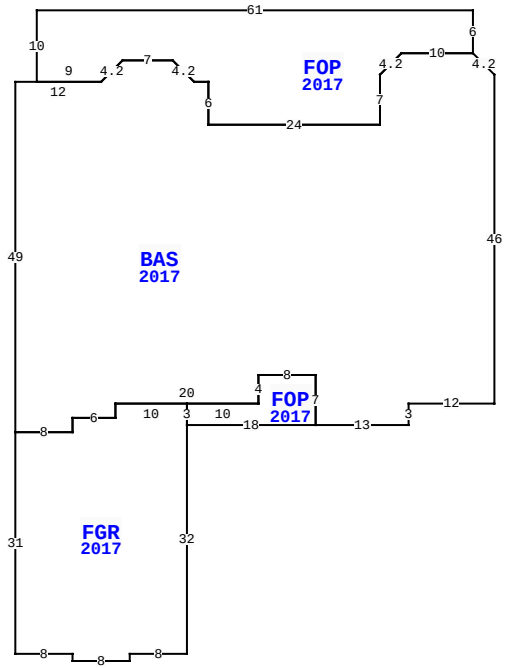
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,007	100	3,007	590,591
FGR	804	55	442	86,811
FOP	86	30	26	5,106
FOP	677	30	203	39,870
TOTALS	4,574		3,678	722,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,678	134.9883	202.48	744,721	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 3007 HX Base Yr 2018



95204 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		722,379
TOTAL MARKET OB/XF VALUE		8,625
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		896,004
SOH/AGL Deduction		468,836
ASSESSED VALUE		427,168
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,168
TOTAL JUST VALUE		896,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633254	CO ISSUED	0	04/28/2017
B1633254	NEW CONSTR	392,807	10/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/1818	4/28/2017	WD	Q	I	01	421,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: HENSON MIKE A & WIL						
2046/1895	5/16/2016	SW	U	V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 FOP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2017] S31 E8 S1 E8 N1 E8 N32 FOP=[YR=2017] E18 N7 W8 S4 W10 S3$ N3 W10 S2 W6 S2 W8$ E8 N2 E6 N2 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	2017	2017	3	98	3,430	
2	0812	CONCRETE C	0	100	0	0	1,339.00	SF	4.00	4.00	100	2017	2017	3	97	5,195	

LAND DESCRIPTION

TOTAL OB/XF 8,625

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS