



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,565	100	2,565	514,155
FGR	543	55	299	59,934
FOP	24	30	7	1,404
FSP	174	40	70	14,032
TOTALS	3,306		2,941	589,525

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,941	137.7645	206.65	607,758	2017	2017	0	0	3.00	97.00
1 SFR CUST - 100% - 2024 Heated Area: 2565 HX Base Yr 2024											
95238 WILD CHERRY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/18/2024 MLU											

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	2017	2017	3	97
2	0812	CONCRETE C	0 100	0	0	1,270.00	SF	4.00	4.00	100	2017	2017	3	97
3	0911	SCRN RM A	0 100	0	0	315.00	SF	17.50	17.50	100	2022	2022	3	97
4	0855	CONC PAVER	0 100	0	0	441.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		589,525	
TOTAL MARKET OB/XF VALUE		14,836	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		769,361	
SOH/AGL Deduction		0	
ASSESSED VALUE		769,361	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		719,361	
TOTAL JUST VALUE		769,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		692,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012447	ADDITION	10,000	08/15/2022
C1705096	CO ISSUED	0	11/21/2017
B1705096	NEW CONSTR	324,483	06/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/0720	10/26/2021	WD	Q	I	01	740,000
GRANTOR: O'SULLIVAN WILLIAM G						
GRANTEE: GADD RAYMOND R & KA						
2159/1206	11/22/2017	WD	Q	I	01	461,500
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: OSULLIVAN WILLIAM G						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2017] W10 FSP=[YR=2017] W21 D3 R3 S8 E15 N8 U3 R3 \$ L3 D3 S8 W15 N8 L3 U3 W26 S44 FGR=[YR=2017] S25 E23 N23 W16 N2 W7 \$ E7 S2 E16 N2 E7 FOP=[YR=2017] S3 E8 N3 W8\$ E8 S3 D5 R6 R5 U5 N2 E11 N42 U3 L3 \$.														