

LOT 305
IN OR 2160/933
AMELIA NATIONAL #1B PB 7/191

KUNKEL JEFFRY A & LYNN M
95252 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0305-0000



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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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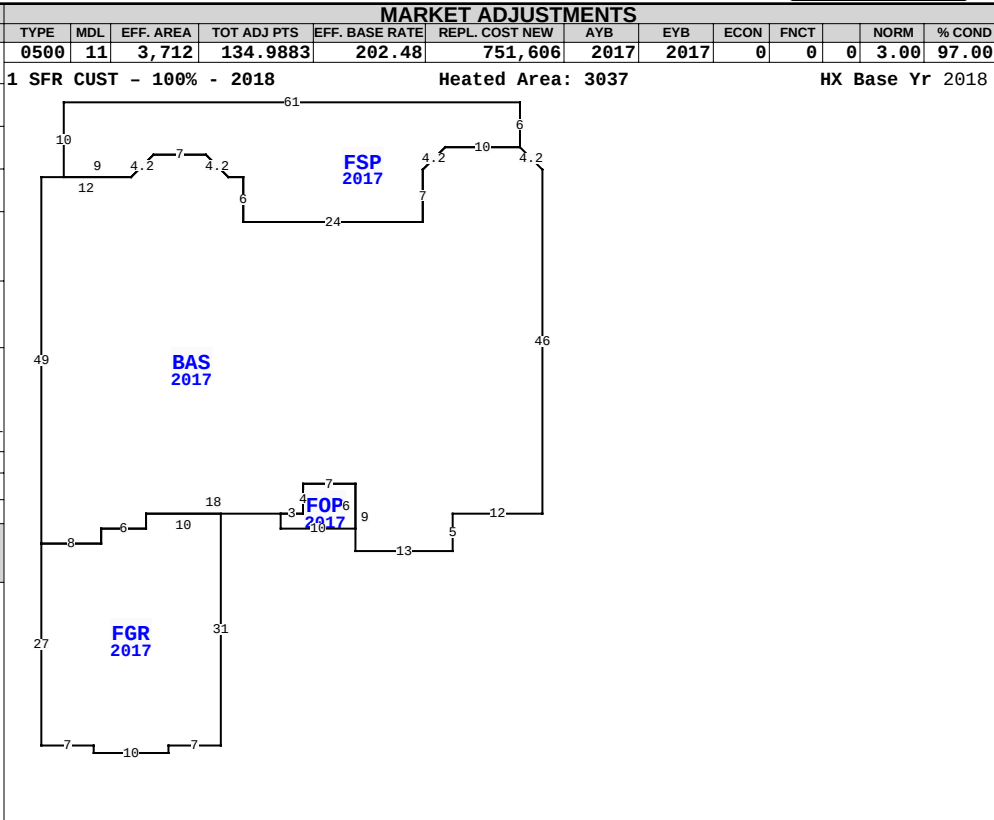
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,037	100	3,037	596,484
FGR	710	55	390	76,598
FOP	48	30	14	2,750
FSP	677	40	271	53,226

TOTALS	4,472		3,712	729,058
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,398.00	SF	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



95252 WILD CHERRY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	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	0855	CONC PAVER	0	100	0	0	1,398.00	SF	10.00	10.00	100	2017	2017	3	97	13,561	

TOTAL OB/XF										16,991							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					729,058									
TOTAL MARKET OB/XF VALUE					16,991									
TOTAL LAND VALUE - MARKET					165,000									
TOTAL MARKET VALUE					911,049									
SOH/AGL Deduction					487,669									
ASSESSED VALUE					423,380									
TOTAL EXEMPTION VALUE					50,000					HX HB				
BASE TAXABLE VALUE					373,380									
TOTAL JUST VALUE					911,049									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					680,155									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705095	CO ISSUED	0	11/21/2017
B1705095	NEW CONSTR	395,129	06/08/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2160/0933	11/27/2017	WD	Q	I	02	533,700			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: KUNKEL JEFFRY A & L									
2085/1915	8/29/2016	WD	U	V	11	100			
GRANTOR: FF FLORIDA SOUTHERN H									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] U3 L3 FSP=[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] S27 E7 S1 E10 N1 E7 N31 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E18 FOP=[YR=2017] S2 E10 N6 W7 S4 W3\$ E3 N4 E7 S9 E13 N5 E12 N46\$.									