



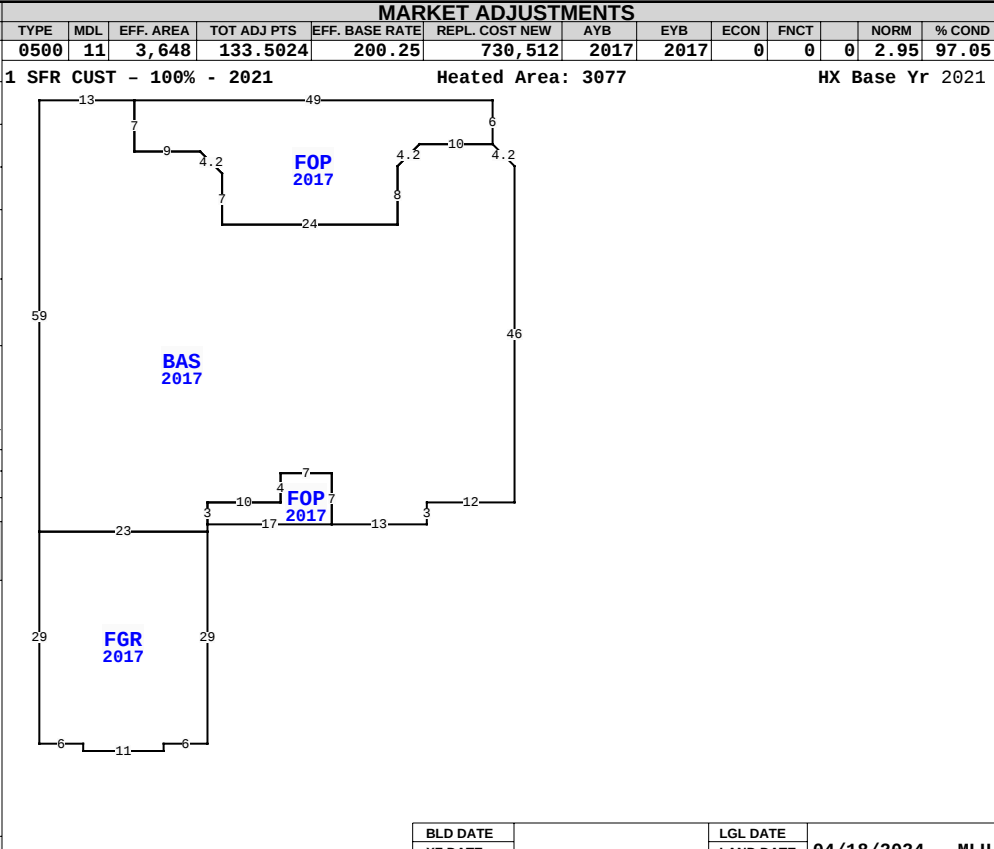
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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	3,077	100	3,077	597,992
FGR	678	55	373	72,490
FOP	79	30	24	4,664
FOP	579	30	174	33,816
TOTALS	4,413		3,648	708,962

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,628.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



95280 WILD CHERRY DR, FERNANDINA BEACH											
TOTAL OB/XF 11,642											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 708,962											
TOTAL MARKET OB/XF VALUE 11,642											
TOTAL LAND VALUE - MARKET 165,000											
TOTAL MARKET VALUE 885,604											
SOH/AGL Deduction 664,504											
ASSESSED VALUE 221,100											
TOTAL EXEMPTION VALUE HX HB WR SX 105,000											
BASE TAXABLE VALUE 116,100											
TOTAL JUST VALUE 885,604											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 657,828											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702272	CO ISSUED	0	08/25/2017
B1702272	ICI	394,991	03/20/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2356/0140	4/07/2020	WD	Q	I	01	507,000			
GRANTOR: HURLEY MICHAEL W & BE									
GRANTEE: TADROS TAMARA L & B									
2184/1147	3/19/2018	WD	Q	I	02	462,800			
GRANTOR: AMELIA NATIONAL CONST									
GRANTEE: HURLEY MICHAEL W &									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2017] L3 U3 FOP=[YR=2017] N6 W49 S7 E9 D3 R3 S7 E24 N8 U3 R3 E10\$ W10 D3 L3 S8 W24 N7 L3 U3 W9 N7 W13 S59 FGR=[YR=2017] S29 E6 S1 E11 N1 E6 N29 W23\$ E23 N1 FOP=[YR=2017] E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3 E12 N46\$.											