

LOT 309
IN OR 2285/1524
(EX OR 2171/1624)

HARRIS GESELE MCQUEEN & PHILLIP HOWARD
95347 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0309-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

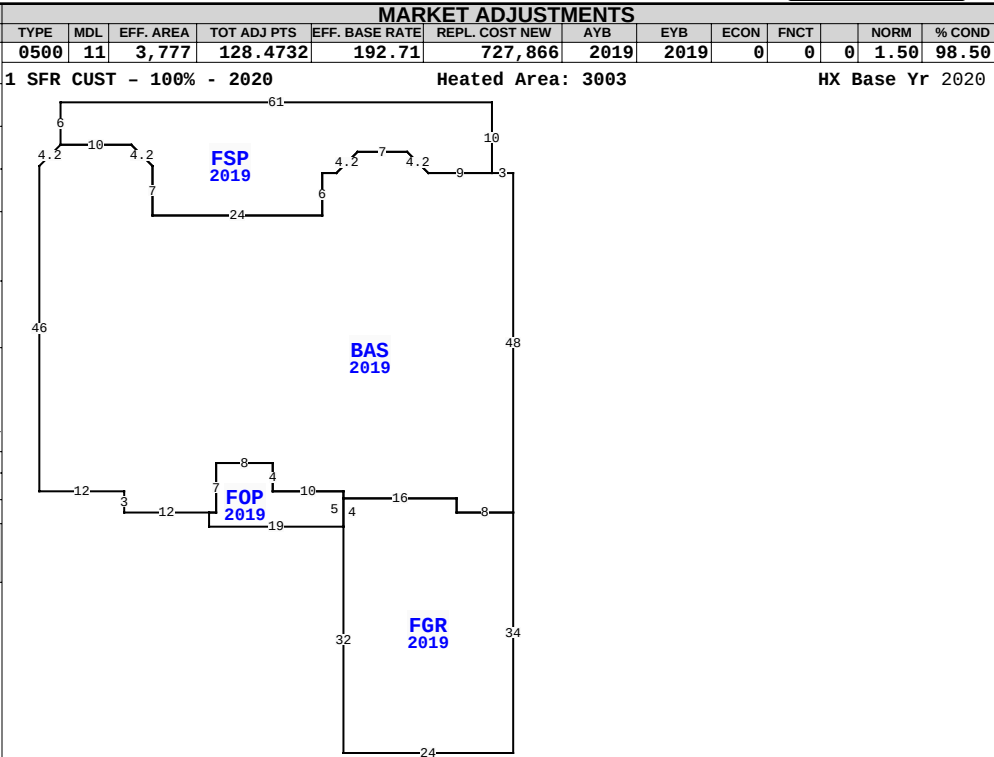
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100	3,003	570,027
FGR	848	55	466	88,456
FOP	124	30	37	7,023
FSP	677	40	271	51,441

TOTALS	4,652		3,777	716,948
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00	10.00	100
3	0911	SCRN RM A	0	100	0	0	1,298.00	SF	17.50	17.50	100
4	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100
5	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	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
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	1.00



95347 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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00	10.00	100	2019	2019	3	98	14,034	
3	0911	SCRN RM A	0	100	0	0	1,298.00	SF	17.50	17.50	100	2021	2021	3	93	21,125	
4	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	2021	2021	3	95	40,294	
5	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2021	2021	3	99	8,494	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

TOTAL OB/XF											
89,272											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						716,948					
TOTAL MARKET OB/XF VALUE						89,272					
TOTAL LAND VALUE - MARKET						165,000					
TOTAL MARKET VALUE						971,220					
SOH/AGL Deduction						444,175					
ASSESSED VALUE						527,045					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						477,045					
TOTAL JUST VALUE						971,220					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						745,773					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102995	SWIM POOL	80,855	02/26/2021
B2101704	SCRN ENCLSR	10,000	02/12/2021
C1808986	CO ISSUED	0	06/13/2019
B1808986	NEW CONSTR	423,292	12/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2285/1524	6/27/2019	WD	Q	I	02	553,900			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: HARRIS GESELE M & P									
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=2019] W3 FSP=[YR=2019] N10 W61 S6 E10 D3 R3 S7 E24 N6 E2 U3 R3 E7 D3 R3 E9\$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 U3 L3 W10 D3 L3 S46 E12 S3 E12 FOP=[YR=2019] S2 E19 FGR=[YR=2019] S32 E24 N34 W8 N2 W16 S4\$ N5 W10 N4 W8 S7 W1\$ E1 N7 E8 S4 E10 S1 E16 S2 E8 N48\$.											