



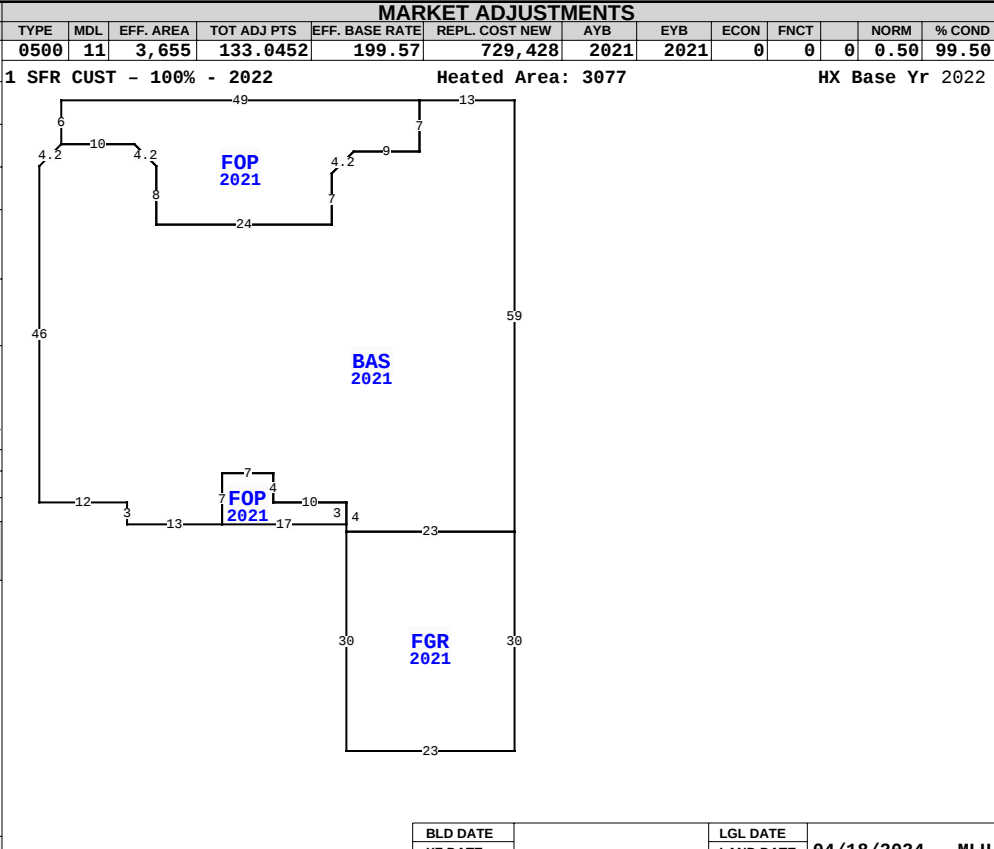
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	611,007
FGR	690	55	380	75,458
FOP	79	30	24	4,766
FOP	579	30	174	34,551
TOTALS	4,425		3,655	725,781

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
1	0855	CONC PAVER	0	100	0	0		1,626.00	SF 10.00	100	2021	2021
2	0911	SCRN RM A	0	100	0	0		1,248.00	SF 17.50	100	2022	2022
3	0855	CONC PAVER	0	100	0	0		779.00	SF 10.00	100	2022	2022
4	0861	POOL GUNIT	0	100	0	0		469.00	SF 85.00	100	2022	2022
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2022	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00



95307 WILD CHERRY DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

TOTAL OB/XF												
86,080												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		725,781	
TOTAL MARKET OB/XF VALUE		86,080	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		976,861	
SOH/AGL Deduction		244,806	
ASSESSED VALUE		732,055	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		682,055	
TOTAL JUST VALUE		976,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		748,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005349	ADDITION	20,000	04/06/2022
22001257	SWIM POOL	130,000	01/21/2022
C2005470	CO ISSUED	0	03/15/2021
B2005470	NEW CONSTR	425,393	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1227	1/23/2024	QC	U	I	11	100
GRANTOR: ARNONE GARY L & RAIZA						
GRANTEE: HERRERA-ARNONE RAIZ						
2444/1583	3/18/2021	WD	Q	I	02	652,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ARNONE GARY L & RAI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W13 FOP=[YR=2021] W49 S6 E10 D3 R3 S8 E24 N7 U3 R3 E9 N7\$ S7 W9 L3 D3 S7 W24 N8 U3 L3 W10 D3 L3 S46 E12 S3 E13 FOP=[YR=2021] E17 N3 W10 N4 W7 S7\$ N7 E7 S4 E10 S4 FGR=[YR=2021] S30 E23 N30 W23\$ E23 N59\$.												