



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,791	100	2,791	571,904
FGR	230	55	126	25,818
FGR	420	55	231	47,334
FOP	30	30	9	1,844
FOP	377	30	113	23,155
TOTALS	3,848		3,270	670,057

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,192.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	0	0	1,120.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	784.00	SF	10.00	10.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,270	137.9880	206.98	676,825	2020	2020	0	0
1 SFR CUST - 100% - 2024									
Heated Area: 2791									
HX Base Yr									
95287 WILD CHERRY DR, FERNANDINA BEACH									

TOTAL OB/XF									
70,248									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
670,057									
TOTAL MARKET OB/XF VALUE									
70,248									
TOTAL LAND VALUE - MARKET									
165,000									
TOTAL MARKET VALUE									
905,305									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
905,305									
TOTAL EXEMPTION VALUE									
13									
905,305									
BASE TAXABLE VALUE									
0									
TOTAL JUST VALUE									
905,305									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
690,810									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108670	SCREEN POOL ENCL	14,000	07/01/2021
B2105727	SWIM POOL	78,000	05/05/2021
C202596	CO ISSUED	0	12/14/2020
B202596	NEW CONSTR	384,039	04/07/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2419/1522	12/08/2020	WD	Q	I	02	587,200	
GRANTOR: ICI JACKSONVILLE RESI							
GRANTEE: CHEEK DANIEL G & TO							
1599/0347	12/22/2008	WD	U	V	19	100	
GRANTOR: INTERVEST CONSTRUCTION							
GRANTEE: ICI JACKSONVILLE RE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W12 D3 L3 W13 FOP=[YR=2020] W29 S13 E29 N13\$ S13 W29 S53 FGR=[YR=2020] S10 E6 S1 E10 N1 E6 N10 W22\$ E21 N12 FOP=[YR=2020] E10 N3 W10 S3\$ N3 E18 FGR=[YR=2020] S8 E21 N20 W21 S12\$ N12 E21 N39\$.									