LOT 313
AMELIA NATIONAL #1B PB 7/191

PIN PHILIP M DECLARATION OF TRUST/PIN PHILIP M TRU
95265 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0313-0000

BUILDING CHARACTERISTICS

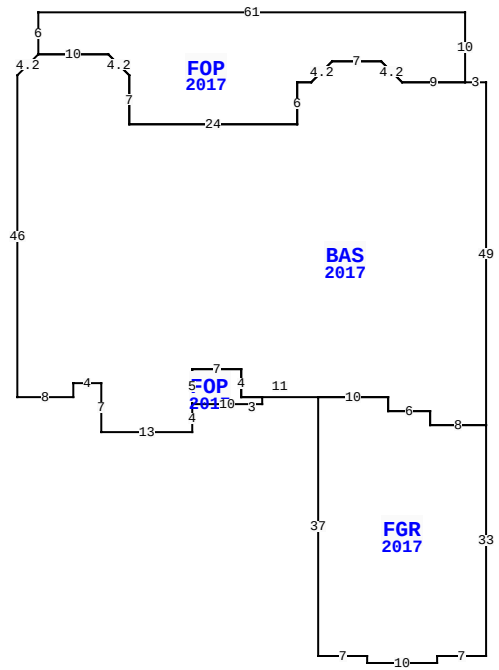
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,029	100	3,029	598,439
FGR	854	55	470	92,858
FOP	38	30	11	2,173
FOP	677	30	203	40,107
TOTALS	4,598		3,713	733,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,713	135.7884	203.68	756,264	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2023 Heated Area: 3029 HX Base Yr 2023



95265 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		733,576
TOTAL MARKET OB/XF VALUE		14,099
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		912,675
SOH/AGL Deduction		59,791
ASSESSED VALUE		852,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		802,884
TOTAL JUST VALUE		912,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705773	CO ISSUED	0	11/29/2017
B1705773	NEW CONSTR	401,396	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1771	3/23/2024	WD	U	I	11	100
GRANTOR: PIN PHILIP M & MARYBE						
GRANTEE: PIN PHILIP M DECLAR						
2161/1072	11/30/2017	WD	Q	I	02	640,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PIN PHILIP M & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 FOP=[YR=2017] 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 L3 U3 W10 D3 L3 S46 E8 N2 E4 S7 E13 N4 FOP=[YR=2017] E10 N1 W3 N4 W7 S5$ N5 E7 S4 E11 FGR=[YR=2017] S37 E7 S1 E10 N1 E7 N33 W8 N2 W6 N2 W10$ E10 S2 E6 S2 E8 N49$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	2017	2017	3	97	189	
2	0811	CONCRETE B	0	100	0	0	1,598.00	SF	5.20	5.20	100	2017	2017	3	97	8,060	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2017	2017	3	78	5,850	

LAND DESCRIPTION

TOTAL OB/XF 14,099

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS