LOT 317
AMELIA NATIONAL #1B PB 7/191

DAVIS TROY R
95153 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0317-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

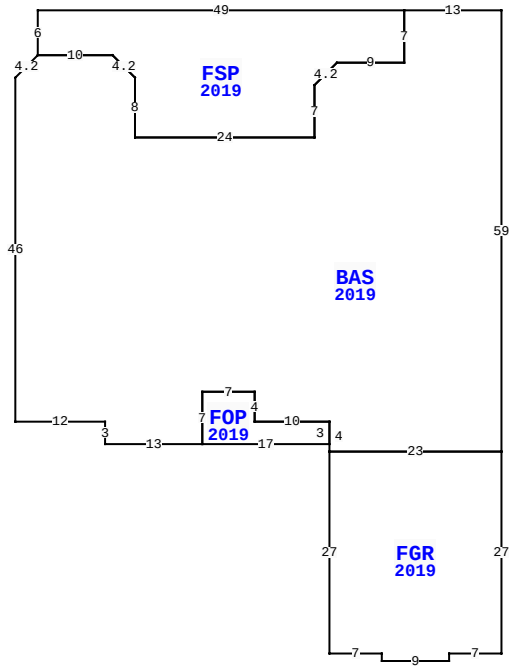
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	586,864
FGR	630	55	346	65,991
FOP	79	30	24	4,577
FSP	579	40	232	44,248
TOTALS	4,365		3,679	701,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,679	129.6162	194.42	715,271	2019	2019	0	0	0	1.90	98.10

1 SFR CUST – 100% - 2020 Heated Area: 3077 HX Base Yr 2020



95153 WILD CHERRY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		701,681
TOTAL MARKET OB/XF VALUE		17,194
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		883,875
SOH/AGL Deduction		429,548
ASSESSED VALUE		454,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		404,327
TOTAL JUST VALUE		883,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807510	CO ISSUED	0	07/10/2019
B1807510	NEW CONSTR	323,354	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1608	7/12/2019	WD	Q	I	01	534,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DAVIS TROY R						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FSP=[YR=2019] W49 S6 E10 D3 R3 S8 E24 N7 U3 R3 E9 N7$ S7 W9 D3 L3 S7 W24 N8 U3 L3 W10 D3 L3 S46 E12 S3 E13 FOP=[YR=2019] E17 N3 W10 N4 W7 S7$ N7 E7 S4 E10 S4 FGR=[YR=2019] S27 E7 S1 E9 N1 E7 N27 W23$ E23 N59$.

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	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	0812	CONCRETE C	0	100	0	0	1,556.00	SF	4.00	4.00	100	2019	2019	3	98	6,100	
3	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2019	2019	3	90	7,344	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 17,194

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 11/13/2019 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS