LOT 318
AMELIA NATIONAL #1B PB 7/191

MILLETTE LIVING TRUST/MILLETTE JAMES L TRUSTEE
95131 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0318-0000

BUILDING CHARACTERISTICS

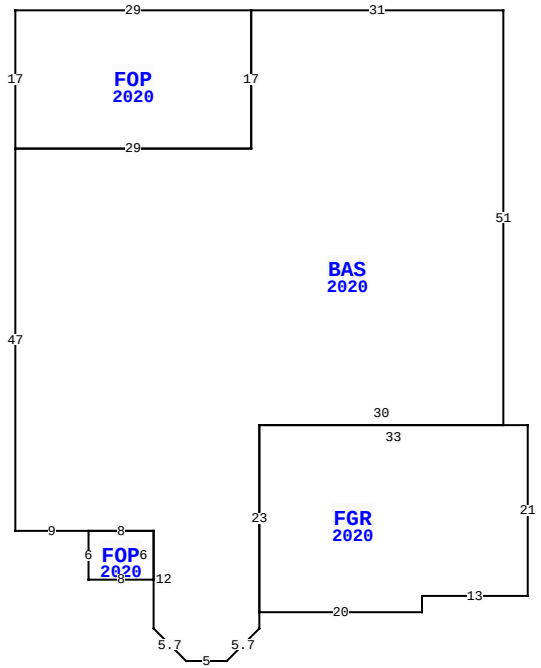
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,149	100	3,149	631,234
FGR	733	55	403	80,783
FOP	48	30	14	2,807
FOP	493	30	148	29,667
TOTALS	4,423		3,714	744,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,714	134.9883	202.48	752,011	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 3149 HX Base Yr 2021



95131 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		744,491
TOTAL MARKET OB/XF VALUE		117,579
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		1,027,070
SOH/AGL Deduction		288,059
ASSESSED VALUE		739,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		689,011
TOTAL JUST VALUE		1,027,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		794,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911330	CO ISSUED	0	04/13/2020
B2000680	SCRN ENCLSR	7,980	02/01/2020
B1911330	NEW CONSTR	433,233	10/29/2019
B1909770	SWIM POOL	95,000	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2505/0273	8/19/2021	QC	U	I	11	100
GRANTOR: MILLETTE JAMES L & MA						
GRANTEE: MILLETTE LIVING TRU						
2355/1856	4/20/2020	WD	Q	I	01	921,500
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: MILLETTE JAMES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W31 FOP=[YR=2020] W29 S17 E29 N17$ S17 W29 S47 E9 FOP=[YR=2020] S6 E8 N6 W8$ E8 S12 D4 R4 E5 U4 R4 N2 FGR=[YR=2020] E20 N2 E13 N21 W33 S23$ N23 E30 N51$.

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	2.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	6,930	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2020	2020	3	99	1,109	
3	0855	CONC PAVER	0	100	0	0	1,240.00	SF	10.00	10.00	100	2020	2020	3	99	12,276	
4	0911	SCRN RM A	0	100	60	25	1,500.00	SF	21.88	21.88	100	2020	2020	3	90	29,531	
5	0861	POOL GUNIT	0	100	32	14	448.00	SF	106.25	106.25	100	2020	2020	3	93	44,268	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
7	0855	CONC PAVER	0	100	0	0	1,052.00	SF	10.00	10.00	100	2020	2020	3	99	10,415	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2020	2020	3	90	11,250	

LAND DESCRIPTION

TOTAL OB/XF 117,579

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 03/12/2021 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS