LOT 321
AMELIA NATIONAL #1B PB 7/191

POPE JEFFRY & BETTE ANNE
3890 NORTH ANDERSON RD
SCALES MOUND, IL 61075

2024

26-2N-28-006A-0321-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

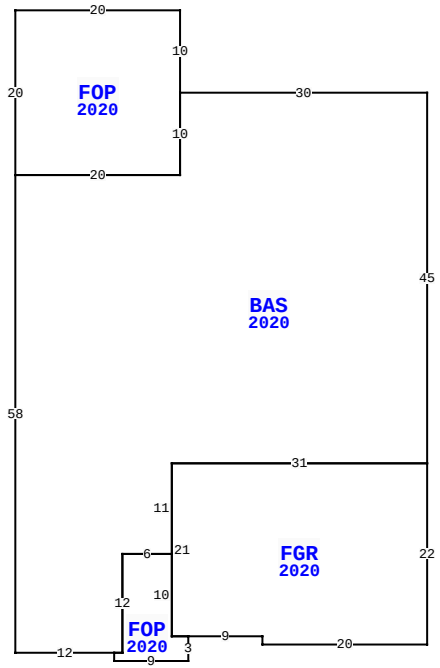
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,415	100	2,415	504,348
FGR	671	55	369	77,061
FOP	85	30	26	5,430
FOP	400	30	120	25,060
TOTALS	3,571		2,930	611,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,930	141.3459	212.02	621,219	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2024 Heated Area: 2415 HX Base Yr



95083 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	611,901
TOTAL MARKET OB/XF VALUE	79,898
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	856,799
SOH/AGL Deduction	0
ASSESSED VALUE	856,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	856,799
TOTAL JUST VALUE	856,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	656,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113331	SCRN ENCLSR	11,000	09/30/2021
B2108570	SWIM POOL	60,000	06/30/2021
C2004959	CO ISSUED	0	12/14/2020
B2004059	NEW CONSTR	339,718	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1844	4/17/2023	WD	Q	I	02	962,500
GRANTOR: DALY FAMILY IRREVOCAB						
GRANTEE: POPE JEFFRY & BETTE						
2421/0157	12/18/2020	WD	Q	I	01	540,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DALY FAMILY IRREVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] N10 W20 S20 E20 N10$ S10 W20 S58 E12 FOP=[YR=2020] S1 E9 N3 FGR=[YR=2020] E9 S1 E20 N22 W31 S21 E2$ W2 N10 W6 S12 W1$ E1 N12 E6 N11 E31 N45$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	0	7	3	21.00	SF	10.00	10.00	100	2020	2020	3	99	208	
3	0855	CONC PAVER	0	0	0	0	975.00	SF	10.00	10.00	100	2020	2020	3	99	9,653	
4	0911	SCRN RM A	0	0	0	0	1,216.00	SF	17.50	17.50	100	2022	2022	3	97	20,642	
5	0861	POOL GUNIT	0	0	0	0	488.00	SF	85.00	85.00	100	2022	2022	3	98	40,650	
6	0855	CONC PAVER	0	0	0	0	528.00	SF	10.00	10.00	100	2022	2022	3	100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 79,898

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 10/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS