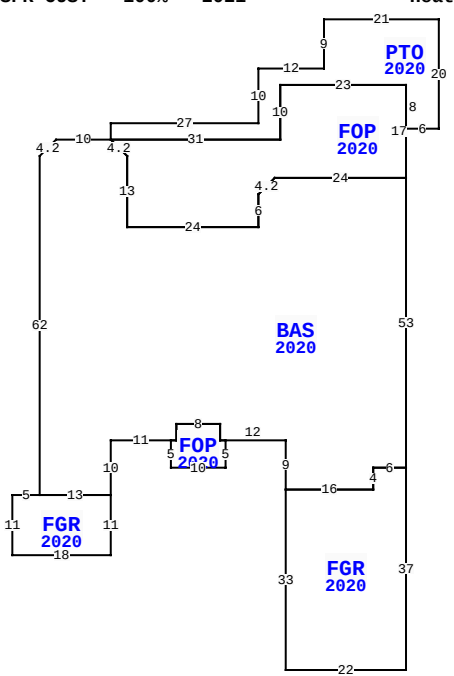


STANGLER JEFFERY R & KAREN M
95067 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0322-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		16	WD FR STUC 80		0500	11	4,189	134.0002	201.00	841,989	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																					
Exterior Wall		21	STONE 20		1 SFR CUST - 100% - 2021													Heated Area: 3379							HX Base Yr 2021														
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE										829,359									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										41,605									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										165,000									
Interior Floo		11	CLAY TILE 70																	TOTAL MARKET VALUE										1,035,964									
Interior Floo		14	CARPET 30																	SOH/AGL Deduction										334,618									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										701,346									
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE										HX HB 50,000																								
Bedrooms			3 100		BASE TAXABLE VALUE										651,346																								
Bathrooms			3 100		TOTAL JUST VALUE										1,035,964																								
Frame		02	WOOD FRAME 100		NCON VALUE										0																								
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										780,721																								
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	3,379	100	3,379	668,991																																			
FGR	198	55	109	21,580																																			
FGR	750	55	412	81,570																																			
FOP	74	30	22	4,356																																			
FOP	812	30	244	48,308																																			
PTO	457	5	23	4,554																																			
TOTALS	5,670		4,189	829,359																																			
EXTRA FEATURES					95067 WILD CHERRY DR, FERNANDINA BEACH																																		
L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980																								
2	0855	CONC PAVER	0 100	0	0	1,816.00	SF	10.00	10.00	100	2020	2020	3	99	17,978																								
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	12,500.00	12,500.00	100	2020	2020	3	90	11,250																								
4	0462	ST/AL FNC	0 100	264	0	1,056.00	SF	10.00	10.00	100	2020	2020	3	93	9,821																								
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576																								
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																							