

BERNARD DANIEL A & LADY
95049 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0323-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD
Exterior Wall 08
Roof Structur 08
Roof Cover 03
Interior Wall 05
Interior Floo 11
Interior Floo 11
Air Condition 04
Heating Type 04

Bedrooms
Bathrooms
Frame

Stories Units
Occupancy

CD
31
08
03
05
11
11
13
04

1.
00

HARDIE BRD 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 60
CARPET 40
CENTRAL 100
AIR DUCTED 100

4 100
3 100
WOOD FRAME 100

1. 100
0 100
NONE 100

Quality 03
DOR CODE 0100
MAP NUM
NEIGHBORHOOD/LOC

Quality Level 03
SINGLE FAMILY
MKT AREA
4042.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 3,145 100 3,145 626,637
FGR 724 55 398 79,302
FOP 37 30 11 2,192
FSP 539 40 216 43,038
PTO 90 5 4 797

TOTALS 4,535 3,774 751,965

EXTRA FEATURES

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 2021 2021 3 99 1,980
2 0855 CONC PAVER 0 100 0 0 1,397.00 SF 10.00 10.00 100 2021 2021 3 99 13,830
3 0911 SCRNM RM A 0 100 0 0 1,426.00 SF 17.50 17.50 100 2022 2022 3 97 24,206
4 0861 POOL GUNIT 0 100 0 0 231.00 SF 85.00 85.00 100 2022 2022 3 98 19,242
5 0855 CONC PAVER 0 100 0 0 1,195.00 SF 10.00 10.00 100 2022 2022 3 100 11,950
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2022 2022 3 97 1,940

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYP 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 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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 11 3,774 133.5024 200.25 755,744 2021 2021 0 0 0.50 99.50

SFR CUST - 100% - 2022 Heated Area: 3145 HX Base Yr 2022

FSP 2021 BAS 2021 PT0 2021 FGR 2021

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 751,965
TOTAL MARKET OB/XF VALUE 73,148
TOTAL LAND VALUE - MARKET 165,000
TOTAL MARKET VALUE 990,113
SOH/AGL Deduction 250,400
ASSESSED VALUE 739,713
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 689,713
TOTAL JUST VALUE 990,113
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 754,855

PERMIT NUM DESCRIPTION AMT ISSUED

22009648 SCRNM ENCL 19,300 06/23/2022
22007003 SWIM POOL 118,000 05/05/2022
C2009497 CO ISSUED 0 05/21/2021
B2009497 NEW CONSTR 429,976 10/09/2020

SALES DATA

OFF RECORD Number DATE TYPE INST QUANTITY VOLUME SALE PRICE

2506/1968 10/19/2021 QC U V 11 100

GRANTOR:AMELIA NATIONAL GOLF GRantee:BARNARD DANIEL A &
2464/1734 5/21/2021 WD Q I 01 662,700
GRANTOR:FF FLORIDA RESIDENTIA GRantee:BARNARD DANIEL A &

BUILDING NOTES

BUILDING DIMENSIONS

PT0=[YR=2021] W18 S5 FSP=[YR=2021] W44 S6 BAS=[YR=2021] D3 L3 S46 E8 N2 E4 S5 D4 R4 E5 U4 R4 N2 FOP=[YR=2021] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2021] S32 E11 N1 E12 N31 W23\$ E23 N59 W14 S7 W9 D3 L3 S6 W23 N7 U3 L3 W10\$ E10 D3 R3 S7 E23 N6 U3 R3 E9 N7 W4\$ E18 N5\$.