LOT 352
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

BERGER PAULA & NORMAN GARY
95352 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0352-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

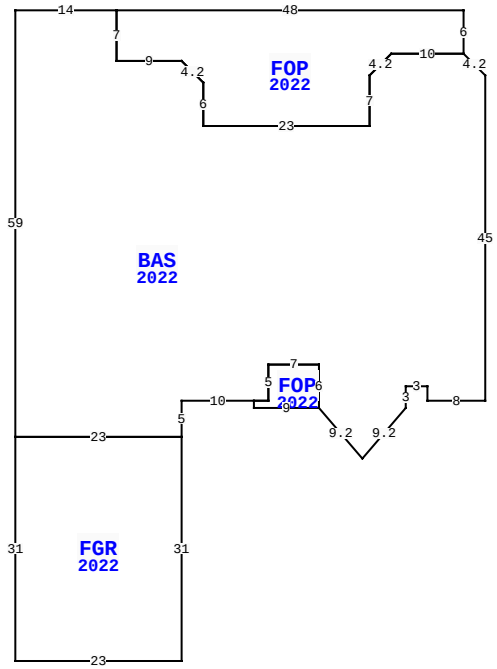
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,077	100	3,077	602,142
FGR	713	55	392	76,711
FOP	44	30	13	2,544
FOP	539	30	162	31,702
TOTALS	4,373		3,644	713,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,644	131.4450	197.17	718,487	2022	2022	0	0	0	0.75	99.25

1 SFR CUST – 100% - 2023 Heated Area: 3077 HX Base Yr 2023



95352 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		713,098
TOTAL MARKET OB/XF VALUE		121,778
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		999,876
SOH/AGL Deduction		282,177
ASSESSED VALUE		717,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		667,699
TOTAL JUST VALUE		999,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014285	ADDITION	12,000	09/20/2022
22008640	SWIM POOL	150,000	06/06/2022
B2106337	NEW CONSTR	457,248	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1863	4/26/2022	SW	Q	I	02	707,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BERGER PAULA & NORM						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W48 S7 E9 D3 R3 S6 E23 N7 U3 R3 E10$ W10 D3 L3 S7 W23 N6 U3 L3 W9 N7 W14 S59 FGR=[YR=2022] S31 E23 N31 W23$ E23 N5 E10 FOP=[YR=2022] S1 E9 N6 W7 S5 W2 $ E2 N5 E7 S6 D7 R6 R6 U7 N3 E3 S2 E8 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	1,256.00	SF	10.00	10.00	100	2022	2022	3	100	12,560	
3	0911	SCRN RM A	0	100	0	0	1,926.00	SF	17.50	17.50	100	2022	2022	3	97	32,694	
4	0861	POOL GUNIT	0	100	0	0	551.00	SF	85.00	85.00	100	2022	2022	3	98	45,898	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
6	0462	ST/AL FNC	0	100	0	0	1,320.00	SF	10.00	10.00	100	2022	2022	3	98	12,936	
7	0855	CONC PAVER	0	100	0	0	1,375.00	SF	10.00	10.00	100	2022	2022	3	100	13,750	

LAND DESCRIPTION

TOTAL OB/XF 121,778

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	000100	C	SFR	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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS