

LOT 363
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

DUSENBERY HOLLY LOUISE & JACK BRIAN
95374 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0363-0000



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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,117	100	3,117	602,485
FGR	764	55	420	81,182
FOP	40	30	12	2,319
FSP	438	40	175	33,826
FUS	584	100	584	112,881
STR	88	10	9	1,740

TOTALS	5,031		4,317	834,433
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,646.00	SF	10.00	10.00	100	2023
2	0462	ST/AL FNC	0 100	0	0	768.00	SF	10.00	10.00	100	2023
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2023
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,317	128.8593	193.29	834,433	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 3701											
HX Base Yr 2024											
95374 WILD CHERRY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			834,433
TOTAL MARKET OB/XF VALUE			27,940
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			1,027,373
SOH/AGL Deduction			0
ASSESSED VALUE			1,027,373
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			977,373
TOTAL JUST VALUE			1,027,373
NCON VALUE			862,373
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013583	CO		03/20/2023
22013583	NEW CONSTR	599,283	09/06/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2627/1066	3/27/2023	SW	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: DUSENBERY HOLLY LOU					
2457/1112	4/28/2021	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES											
BAS=[YR=2023;ORIG=40,0] W25 S16 W23 N8 U3L3 W10 D3L3 S46 E8 N2 E4 S5 D4R4 E5 U4R4 N2 N5 E8 S5 E8 E10 S4 E13 N59 \$											
FSP=[YR=2023;ORIG=-21,0] E36 S16 W23 N8 U3L3 W10 N5 \$											
FGR=[YR=2023;ORIG=40,59] W13 N4 W10 S36 E11 N1 E12 N31 \$											
FOP=[YR=2023;ORIG=1,50] E8 S5 W8 N5 \$											
FUS=[YR=2023;ORIG=50,0] E18 S28 W4 S4 W14 N10 W4 N6 E4 N16 \$											
STR=[YR=2023;ORIG=68,28] W4 S4 W14 S4 E18 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	