

LOT 364
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

HORAK JOSEPH/EVERSTINE DOROTHY
95380 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0364-0000



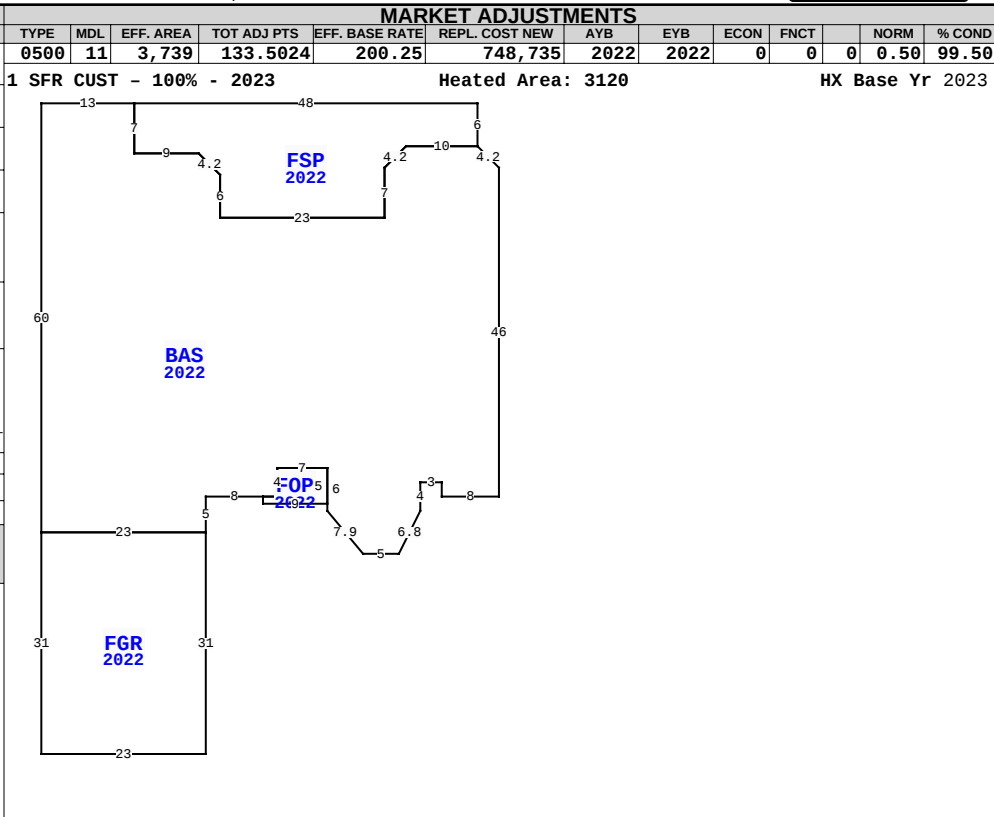
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,120	100	3,120	621,656
FGR	713	55	392	78,106
FOP	37	30	11	2,192
FSP	539	40	216	43,038

TOTALS	4,409	3,739	744,991
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EXTRA FEATURES	
L N	OB/XF CODE
1	0504 FP-ELECTRI
2	0812 CONCRETE C



95380 WILD CHERRY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0 100	0	0	1,460.00	SF	4.00	4.00	100	2022	2022	3	100	5,840	

LAND DESCRIPTION		TOTAL OB/XF 7,840														
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		744,991	
TOTAL MARKET OB/XF VALUE		7,840	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		917,831	
SOH/AGL Deduction		214,401	
ASSESSED VALUE		703,430	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		653,430	
TOTAL JUST VALUE		917,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		682,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004467			03/08/2023
22004467	NEW CONSTR	519,881	03/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1936	12/09/2022	SW	Q	I	01	861,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HORAK JOSEPH & DORO						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2022] U3 L3 FSP=[YR=2022] N6 W48 S7 E9 D3 R3 S6 E23 N7 U3 R3 E10\$ W10 D3 L3 S7 W23 N6 U3 L3 W9 N7 W13 S60 FGR=[YR=2022] S31 E23 N31 W23\$ E23 N5 E8 FOP=[YR=2022] S1 E9 N5 W7 S4 W2\$ E2 N4 E7 S6 D6 R5 E5 U6 R3 N4 E3 S2 E8 N46\$.	