



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
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

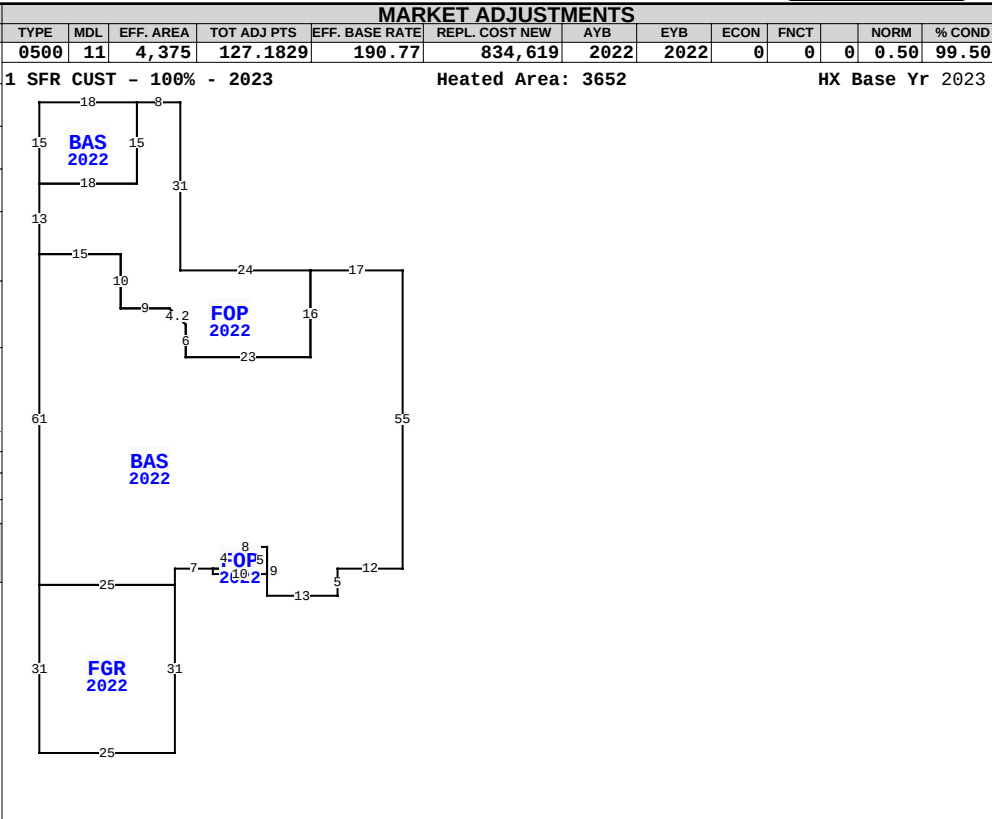
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	270	51,250
BAS	3,382	100	3,382	641,958
FGR	775	55	426	80,862
FOP	42	30	13	2,468
FOP	948	30	284	53,908

TOTALS	5,417		4,375	830,446
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,382.00	SF	10.00	10.00
2	0462	ST/AL FNC	0 100	0	0	1,200.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	0	0	1,240.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	424.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

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



95386 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	0855	CONC PAVER	0 100	0	0	1,382.00	SF	10.00	10.00	100	2022	2022	3	100	13,820	
2	0462	ST/AL FNC	0 100	0	0	1,200.00	SF	10.00	10.00	100	2022	2022	3	98	11,760	
3	0911	SCRN RM A	0 100	0	0	1,240.00	SF	17.50	17.50	100	2022	2022	3	97	21,049	
4	0861	POOL GUNIT	0 100	0	0	424.00	SF	85.00	85.00	100	2022	2022	3	98	35,319	
5	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00	100	2022	2022	3	100	8,160	
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	

TOTAL OB/XF										92,048						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										STANDARD				
VALUATION BY										Tax Group: 4				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										830,446				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										1,087,494				
SOH/AGL Deduction										55,800				
ASSESSED VALUE										1,031,694				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										981,694				
TOTAL JUST VALUE										1,087,494				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,001,645				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012640	CO ISSUED	0	11/01/2022
22005069	NEW CONSTR	8,280	04/01/2022
21018071	NEW CONSTR	618,497	12/30/2021
21017364	SWIM POOL	106,950	12/15/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2726/30	7/15/2024	WD	Q	I	01	1,430,000	
GRANTOR:MCKENZIE STACY H & RO							
GRANTEE:QUEEN JOHNATHAN SCO							
2604/1208	11/22/2022	SW	Q	I	01	1,351,300	
GRANTOR:FF FLORIDA RESIDENTIA							
GRANTEE:MCKENZIE STACY HUNT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W17 FOP=[YR=2022] W24 N31 W8 BAS=[YR=2022] W18 S15 E18 N15\$ S15 W18 S13 E15 S10 E9 D3 R3 S6 E23 N16\$ S16 W23 N6 U3 L3 W9 N10 W15 S61 FGR=[YR=2022] S31 E25 N31 W25\$ E25 N3 E7 FOP=[YR=2022] S1 E10 N5 W8 S4 W2\$ E2 N4 E8 S9 E13 N5 E12 N55\$.									