LOT 423
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BUCKLEY ROBERT MICHAEL/CHAPLIN-BUCKLEY SANDRA LEAH
95390 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0423-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

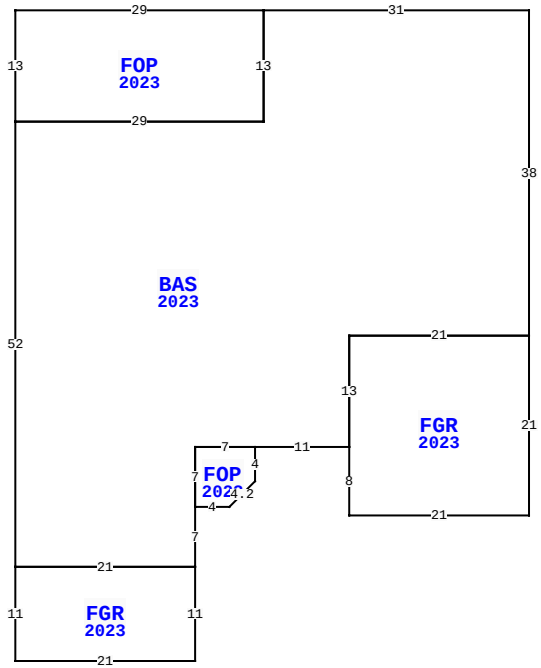
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,704	100	2,704	530,768
FGR	231	55	127	24,929
FGR	441	55	243	47,698
FOP	45	30	14	2,748
FOP	377	30	113	22,181
TOTALS	3,798		3,201	628,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,201	130.8608	196.29	628,324	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2704 HX Base Yr



95390 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	628,324
TOTAL MARKET OB/XF VALUE	10,588
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	803,912
SOH/AGL Deduction	0
ASSESSED VALUE	803,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	803,912
TOTAL JUST VALUE	803,912
NCON VALUE	638,912
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003980	NEW CONSTR	444,163	03/14/2022
220001295		444,163	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/473	12/20/2023	SW	Q	I	02	825,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BUCKLEY ROBERT MICH						
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=2023;ORIG=121,12] W31 S13 W29 S52 E21 N7 N7 E7 E11 N13 E21 N38 $
FOP=[YR=2023;ORIG=61,12] E29 S13 W29 N13 $
FGR=[YR=2023;ORIG=100,50] E21 S21 W21 N8 N13 $
FGR=[YR=2023;ORIG=61,77] E21 S11 W21 N11 $
FOP=[YR=2023;ORIG=82,63] E7 S4 D3L3 W4 N7 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0812	CONCRETE C	0	0	0	0	1,772.00	SF	4.00	4.00	100	2023	2023		100	7,088	

LAND DESCRIPTION

TOTAL OB/XF 10,588

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS