

LOT 427
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

THADY RYAN & KRISTEN
95373 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0427-0000



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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,506	100	2,506	468,997
FGR	1,034	55	569	106,488
FOP	32	30	10	1,872
FOP	200	30	60	11,229
FOP	350	30	105	19,650
FUS	1,000	100	1,000	187,150

TOTALS	5,122		4,250	795,385
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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	896.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	56.00	SF	10.00	10.00	100	2022
3	0462	ST/AL FNC	0 100	0	0	600.00	SF	10.00	10.00	100	2022
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022
5	0861	POOL GUNIT	0 100	0	0	456.00	SF	85.00	85.00	100	2022
6	0855	CONC PAVER	0 100	0	0	990.00	SF	10.00	10.00	100	2022

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	000134	C	SFR POND	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	4,250	125.3947	188.09	799,382	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 3506											
HX Base Yr 2023											
95373 WILD CHERRY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
65,285											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		795,385	
TOTAL MARKET OB/XF VALUE		65,285	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		1,025,670	
SOH/AGL Deduction		223,140	
ASSESSED VALUE		802,530	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		752,530	
TOTAL JUST VALUE		1,025,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		779,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006405	SWIM POOL	218,488	08/01/2022
B2109717	NEW CONSTR	523,063	07/23/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2572/1086	6/21/2022	SW	Q	I	01
904,000					
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: THADY RYAN & KRISTE					
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											
FOP=[YR=2022] W35 BAS=[YR=2022] N3 W16 S73 E11 FOP=[YR=2022] S1 E8 N5 W6 S4 W2\$ E2 N4 E15 FGR=[YR=2022] S5 E20 N2 E12 N35 W23 S14 W9 S18\$ N18 E9 N14 E14 N24 W35 N10\$ S10 E35 N10\$ PTR=E15 FUS=[YR=2022] E15 FOP=[YR=2022] N8 E25 S8 W25\$ E25 S25 W40 N25\$ W15\$.											