

LOT 431
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

TAURIELLO DANIEL A & SUE A
95351 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0431-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 60
Interior Floor	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	3,096	100	3,096	591,522
FGR	700	55	385	73,558
FOP	41	30	12	2,292
FOP	574	30	172	32,862
TOTALS	4,411		3,665	700,234

EXTRA FEATURES	
L N	OB/XF CODE

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	1,431.00	SF	10.00	10.00	100	2022	2022	3	100	14,310	

LAND DESCRIPTION	
L N	USE CODE
1	000134

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,665	128.0160	192.02	703,753	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 3096											
HX Base Yr 2023											
95351 WILD CHERRY DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF															
14,310															

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		700,234	
TOTAL MARKET OB/XF VALUE		14,310	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		879,544	
SOH/AGL Deduction		500,091	
ASSESSED VALUE		379,453	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		329,453	
TOTAL JUST VALUE		879,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		655,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107068	NEW CONSTR	459,462	06/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2559/0195	4/26/2022	SW	Q	I	02
GRANTOR: FF FLORIDA RESIDENTIA					SALE PRICE
GRANTEE: TAURIELLO DANIEL A					790,500
2457/1112	4/28/2021	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					3,800,000
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FOP=[YR=2022] W48 S6 E10 D3 R3 S8 E23 N6 U3 R3 E9 N8\$ S8 W9 D3 L3 S6 W23 N8 U3 L3 W10 D3 L3 S4E E8 N2 E3 S8 E13 N4 FOP=[YR=2022] E9 N1 W1 N4 W8 S5\$ N5 E8 S4 E9 S4 FGR=[YR=2022] S30 E6 S1 E10 N1 E7 N30 W23\$ E23 N60\$.	