



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 165,000 TOTAL MARKET VALUE 165,000 SOH/AGL Deduction 0 ASSESSED VALUE 165,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 165,000 TOTAL JUST VALUE 165,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,527																													
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION				AMT		ISSUED																					
MAP NUM		04																		B230015472		NEW SFR (T)4637 (588,532		12/04/2023																					
NEIGHBORHOOD/LOC		4042.00																		SALES DATA																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE																													
										2638/584		5/10/2023		SW U		V		30		7,893,600																													
GRANTOR: AMELIA NATIONAL ENTER																				GRANTEE: FF FLORIDA RESIDENT																													
TOTALS																				BLD DATE										LGL DATE																			
EXTRA FEATURES																				XF DATE										LAND DATE																			
95517 WILD CHERRY DR, FERNANDINA BEACH																				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																	
LAND DESCRIPTION										TOTAL OB/XF										0																													
L N		USE CODE		CLS		LAND USE DESCRIPTION				CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		DPTH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000000		C		VAC RES				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 07/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS																																																	