

LOT 489
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

ELROD CRISTEL FAUBER & WILLIAM DAVID
95439 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0489-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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

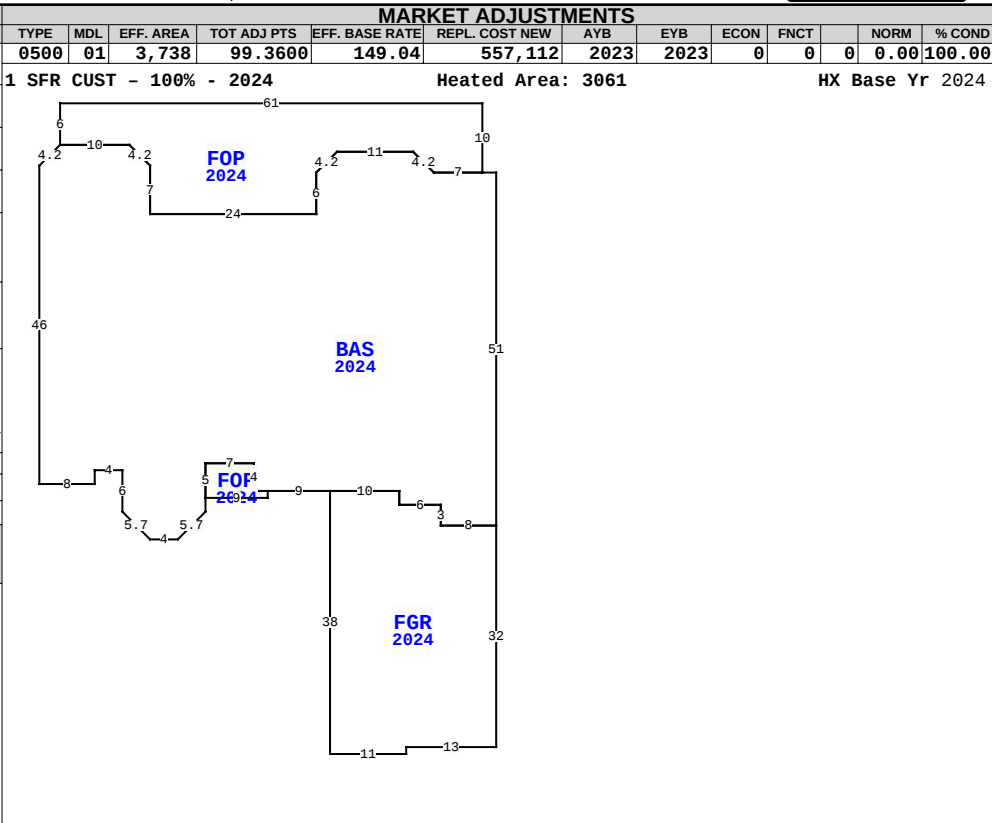
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,061	100	3,061	456,211
FGR	847	55	466	69,453
FOP	37	30	11	1,639
FOP	665	30	200	29,808

TOTALS	4,610		3,738	557,112
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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	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2024
2	0855	CONC PAVER	0 100	0	0	1,578.00	SF	10.00	10.00	100	2024

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	1.00



95439 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	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0855	CONC PAVER	0 100	0	0	1,578.00	SF	10.00	10.00	100	2024	2023		100	15,780	

TOTAL OB/XF												20,780				
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00	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		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		557,112	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		742,892	
SOH/AGL Deduction		ASSESSED VALUE		742,892	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		692,892	
NCON VALUE		INCOME VALUE		577,892	
PREVIOUS YEAR MKT VALUE				13,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006452	H-3100 P-729 G-85	600,184	05/18/2023
230002692		600,184	

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2683/935	12/06/2023	SW	Q	I	02
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: ELROD CRISTEL FAUBE					
2638/584	5/10/2023	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=81,-9] W2 W7 U3L3 W11 D3L3 S6 W24 N7 U3L3 W10 D3L3 S46 E8 N2 E4 S6 D4R4 E4 U4R4 N2 N5 E7 S4 E2 E9 E10 S2 E6 S3 E8 N51 \$											
FOP=[YR=2024;ORIG=18,-13] E10 D3R3 S7 E24 N6 U3R3 E11 D3R3 E7 N10 W61 S6 \$											
FGR=[YR=2024;ORIG=57,37] E10 S2 E6 S3 E8 S32 W13 S1 W11 N38 \$											
FOP=[YR=2024;ORIG=39,33] E7 S4 E2 S1 W9 N5 \$											