



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS																
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
DOR CODE					0000 VACANT																
MAP NUM																04					
NEIGHBORHOOD/LOC					4042.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																	
TOTALS																					
EXTRA FEATURES															BLD DATE		LGL DATE				
95431 WILD CHERRY DR, FERNANDINA BEACH															04/18/2024		MLU				
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					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4																																							
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																																										
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																									
SALES DATA																																												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																						
2638/584	5/10/2023	SW U	V	30		7,893,600																																						
GRANTOR: AMELIA NATIONAL ENTER																																												
GRANTEE: FF FLORIDA RESIDENT																																												
BUILDING NOTES																																												
BUILDING DIMENSIONS																																												
LAND DESCRIPTION															TOTAL OB/XF																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 04/18/2024 BY MLU															Total Acres: 0.00					Total Land Value: 165,000					Market: 0					Agricultural: 0					Common: 165,000					PRINTED 08/06/2024 BY SYS				