LOT 292
AMELIA NATIONAL #1B PB 7/191

JONES MICHAEL D & MELISSA M
95026 WILD CHERRY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0292-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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

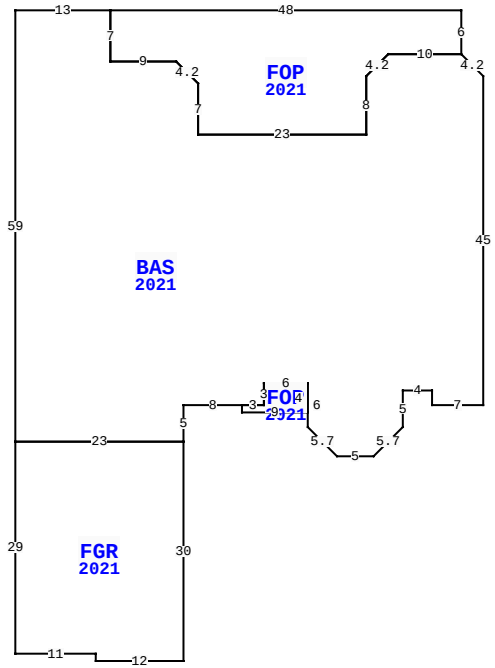
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,036	100	2021	3,036	633,979
FGR	679	55	2021	373	77,890
FOP	27	30	2021	8	1,670
FOP	562	30	2021	169	35,291
TOTALS	4,304			3,586	748,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,586	133.5024	210.93	756,395	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 3036 HX Base Yr 2025



95026 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		748,831
TOTAL MARKET OB/XF VALUE		98,208
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,047,039
SOH/AGL Deduction		37,875
ASSESSED VALUE		1,009,164
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		958,442
TOTAL JUST VALUE		1,047,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		980,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005710	SCRN ROOM	9,240	04/12/2022
22003209	SWIM POOL	98,000	02/28/2022
C2012527	CO ISSUED	0	10/19/2021
B2012527	NEW CONSTR	429,976	12/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1458	6/18/2024	WD	U	I	11	100
GRANTOR: WEST INGRID M REV TRU						
GRANTEE: JONES MICHAEL D & M						
2719/1456	6/18/2024	WD	Q	I	01	1,295,000
GRANTOR: ENNIS DAVID W						
GRANTEE: JONES MICHAEL D & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 FOP=[YR=2021] N6 W48 S7 E9 D3 R3 S7 E23 N8 U3 R3 E10$ W10 D3 L3 S8 W23 N7 U3 L3 W9 N7 W13 S59 FGR=[YR=2021] S29 E11 S1 E12 N30 W23$ E23 N5 E8 FOP=[YR=2021] S1 E9 N4 W6 S3 W3$ E3 N3 E6 S6 D4 R4 E5 U4 R4 N5 E4 S2 E7 N45$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,714.00	SF	10.00	10.00	100	2021	2021	3	99	16,969	
3	0462	ST/AL FNC	0	100	0	0	1,416.00	SF	10.00	10.00	100	2021	2021	3	93	13,169	
4	0911	SCRN RM A	0	100	0	0	1,152.00	SF	17.50	17.50	100	2022	2022	3	93	18,749	
5	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100	2022	2022	3	95	37,145	
6	0855	CONC PAVER	0	100	0	0	692.00	SF	10.00	10.00	100	2022	2022	3	99	6,851	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 98,208

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 10/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS