LOT 295
AMELIA NATIONAL #1B PB 7/191

MCLEAN GREGORY G
95092 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0295-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

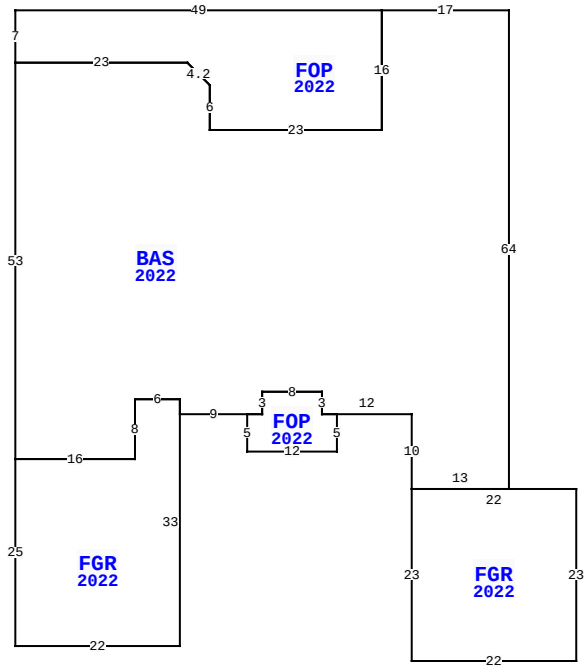
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2022	3,200	635,057
FGR	506	55	2022	278	55,171
FGR	598	55	2022	329	65,291
FOP	84	30	2022	25	4,962
FOP	555	30	2022	166	32,943
TOTALS	4,943			3,998	793,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,998	126.8730	200.46	801,439	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 3200 HX Base Yr



95092 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	793,425
TOTAL MARKET OB/XF VALUE	29,439
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,022,864
SOH/AGL Deduction	158,645
ASSESSED VALUE	864,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,219
TOTAL JUST VALUE	1,022,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	951,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106591	NEW CONSTR	492,133	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0822	4/29/2022	SW	Q	I	01	845,500
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: MCLEAN GREGORY G						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W49 S7 E23 D3 R3 S6 E23 N16$ S16 W23 N6 U3 L3 W23 S53 FGR=[YR=2022] S25 E22 N33 W6 S8 W16$ E16 N8 E6 S2 E9 FOP=[YR=2022] S5 E12 N5 W2 N3 W8 S3 W2$ E2 N3 E8 S3 E12 S10 FGR=[YR=2022] S23 E22 N23 W22$ E13 N64$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	1,302.00	SF	10.00	10.00	100	2022	2022	3	99	12,890	
3	0811	CONCRETE B	0	0	0	0	1,280.00	SF	5.20	5.20	100	2022	2022	3	99	6,589	
4	0462	ST/AL FNC	0	0	0	0	840.00	SF	10.00	10.00	100	2022	2022	3	95	7,980	

LAND DESCRIPTION

TOTAL OB/XF 29,439

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 08/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS