LOT 297
IN OR 2147/1344
AMELIA NATIONAL #1B PB 7/191

GRILLO DAVID J & RITA E
6440 DEKRANE DRIVE
COOPERSBURG, PA 18036

2025

26-2N-28-006A-0297-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

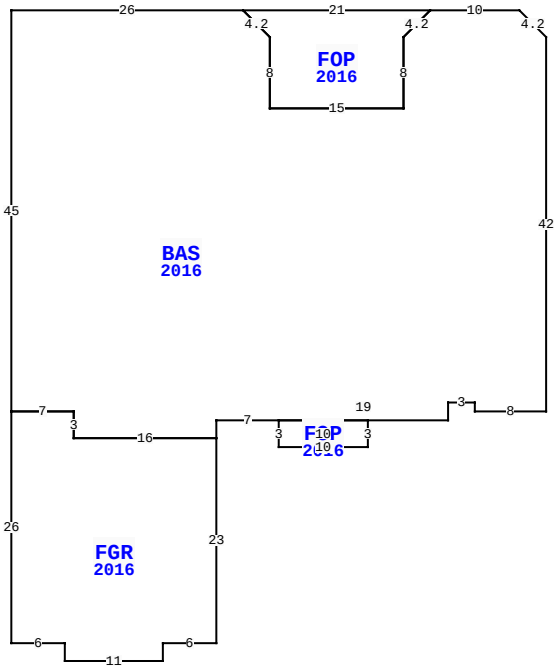
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,593	100	2016	2,593	554,512
FGR	572	55	2016	315	67,362
FOP	30	30	2016	9	1,925
FOP	174	30	2016	52	11,121
TOTALS	3,369			2,969	634,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,969	140.9878	222.76	661,374	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 0% - 0 Heated Area: 2593 HX Base Yr



BLD DATE	11/29/2016 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

95148 WILD CHERRY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	634,919
TOTAL MARKET OB/XF VALUE	7,913
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	842,832
SOH/AGL Deduction	288,423
ASSESSED VALUE	554,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,409
TOTAL JUST VALUE	842,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	778,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632451	CO ISSUED	0	11/17/2016
B1632451	NEW CONSTR	322,564	06/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/1344	9/21/2017	WD	Q	I	01	400,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: GRILLO DAVID J & RI						
2051/0720	6/07/2016	SW	U	V	37	276,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W10 FOP=[YR=2016] W21 D3 R3 S8 E15 N8 U3 R3 $ D3 L3 S8 W15 N8 U3 L3 W26 S45 FGR=[YR=2016] S26 E6 S2 E11 N2 E6 N23 W16 N3 W7$ E7 S3 E16 N2 E7 FOP=[YR=2016] S3 E10 N3 W10$ E19 N2 E3 S1 E8 N42$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0812	CONCRETE C	0	0	0	0	1,189.00	SF	4.00	4.00	100	2016	2016	3	95	4,518	

LAND DESCRIPTION

TOTAL OB/XF 7,913

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	000134	C	RES POND	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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS