LOT 298
AMELIA NATIONAL #1B PB 7/191

WOODS MICHAEL J & CECILIA E
95162 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0298-0000

BUILDING CHARACTERISTICS

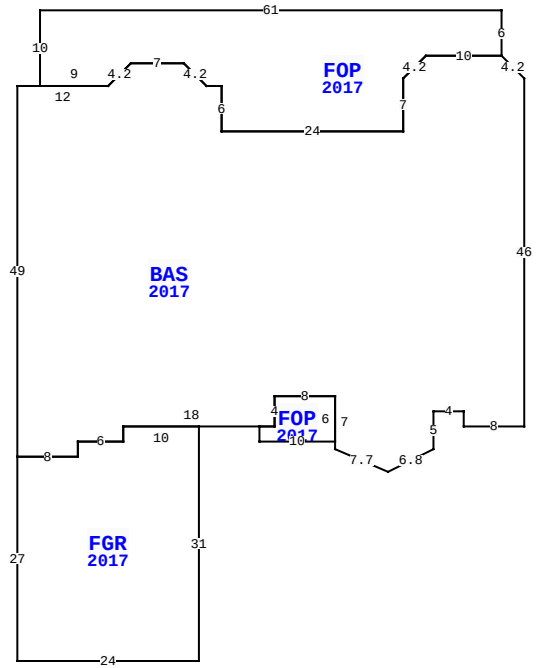
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,019	100	2017	3,019	614,510
FGR	700	55	2017	385	78,366
FOP	52	30	2017	16	3,257
FOP	677	30	2017	203	41,320
TOTALS	4,448			3,623	737,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,623	133.5024	210.93	764,199	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 3019 HX Base Yr 2024



95162 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		737,452
TOTAL MARKET OB/XF VALUE		17,430
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		954,882
SOH/AGL Deduction		42,826
ASSESSED VALUE		912,056
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		856,334
TOTAL JUST VALUE		954,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		886,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633338	CO ISSUED	0	04/07/2017
B1633338	NEW CONSTR	389,704	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1449	6/02/2023	WD	Q	I	01	965,000
GRANTOR: CONORD SUSAN M						
GRANTEE: WOODS MICHAEL J & C						
2118/0042	5/02/2017	WD	Q	I	02	481,600
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: CONORD SUSAN M & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 FOP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 L3 U3 W7 D3 L3 W12 S49 FGR=[YR=2017] S27 E24 N31 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E18 FOP=[YR=2017] S2 E10 N6 W8 S4 W2$ E2 N4 E8 S7 D3 R7 R6 U3 N5 E4 S2 E8 N46 $.

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	2017	2017	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,462.00	SF	10.00	10.00	100	2017	2017	3	96	14,035	

LAND DESCRIPTION

TOTAL OB/XF 17,430

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	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS