LOT 299
AMELIA NATIONAL #1B PB 7/191

FERRO MICHAEL W JR TRUST/FERRO MICHAEL W JR TRUSTE
95176 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0299-0000

BUILDING CHARACTERISTICS

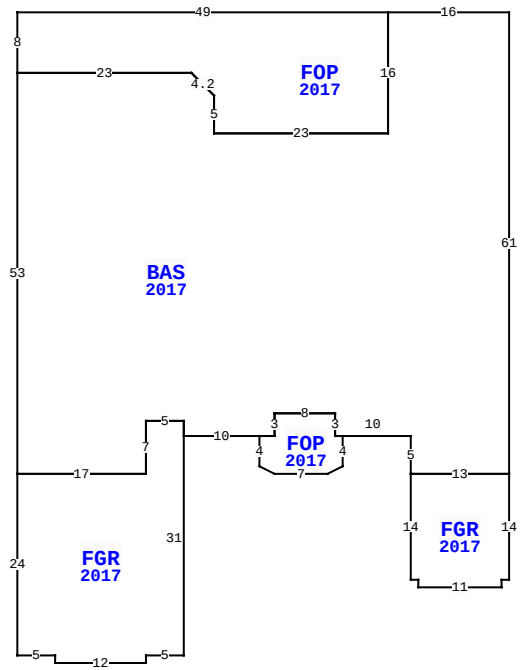
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,176	100	2017	3,176	644,260
FGR	193	55	2017	106	21,502
FGR	575	55	2017	316	64,101
FOP	77	30	2017	23	4,666
FOP	581	30	2017	174	35,297
TOTALS	4,602			3,795	769,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,795	133.0452	210.21	797,747	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 3176 HX Base Yr



95176 WILD CHERRY DR, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	0	0	0	1,049.00	SF	4.00	4.00	100	2017	2017	3	96	4,028	
2	0861	POOL GUNIT	0	0	24	12	288.00	SF	85.00	85.00	100	2017	2017	3	81	19,829	
3	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	740	
5	0855	CONC PAVER	0	0	0	0	675.00	SF	10.00	10.00	100	2017	2017	3	96	6,480	
6	0911	SCRN RM A	0	0	65	17	1,105.00	SF	17.50	17.50	100	2017	2017	3	74	14,310	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	769,826
TOTAL MARKET OB/XF VALUE	46,867
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,016,693
SOH/AGL Deduction	0
ASSESSED VALUE	1,016,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,016,693
TOTAL JUST VALUE	1,016,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	948,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706507	CO ISSUED	0	12/18/2017
B1706870	SCRN ENCLSRE	24,613	11/01/2017
B1707458	SWIM POOL	56,100	08/17/2017
B1706507	NEW CONSTR	406,542	07/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0727	10/07/2021	WD	Q	I	01	1,075,000
GRANTOR: RIDINGS ROGER M & MEL						
GRANTEE: FERRO MICHAEL W JR						
2198/1298	5/23/2018	LE	U	I	11	100
GRANTOR: RIDINGS ROGER M & MEL						
GRANTEE: RIDINGS ROGER M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W49 S8 E23 D3 R3 S5 E23 N16$ S16 W23 N5 U3 L3 W23 S53 FGR=[YR=2017] S24 E5 S1 E12 N1 E5 N31 W5 S7 W17$ E17 N7 E5 S2 E10 FOP=[YR=2017] S4 D1 R2 E7 R2 U1 N4 W1 N3 W8 S3 W2$ E2 N3 E8 S3 E10 S5 FGR=[YR=2017] S14 E1 S1 E11 N1 E1 N14 W13$ E13 N61$.

LAND DESCRIPTION

TOTAL OB/XF 46,867

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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS