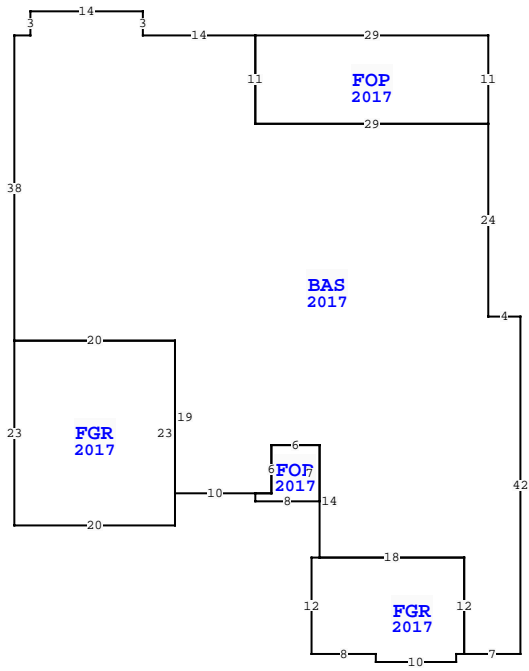


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 80	
Exterior Wall	10	ABOVE AVG 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
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
BAS	3,042	100	2017
FGR	238	55	2017
FGR	460	55	2017
FOP	44	30	2017
FOP	319	30	2017
TOTALS	4,103		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020		750,127	2017	2017	0	0	0	96.60
				Heated Area: 3042			HX Base Yr 2020				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			724,623
TOTAL MARKET OB/XF VALUE			71,921
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			996,544
SOH/AGL Deduction			386,989
ASSESSED VALUE			609,555
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			558,833
TOTAL JUST VALUE			996,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			930,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700039	CO ISSUED	0	06/19/2017
B1702989	SCRN ROOM	32,410	05/01/2017
B1701667	SWIM POOL	41,300	03/02/2017
B1700039	NEW CONSTR	389,086	01/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1557	7/31/2019	WD Q	Q	I	01	675,000
GRANTOR: GOLD DEBORAH P & MYRT						
GRANTEE: PATTERSON PERRY N &						
2129/0970	6/22/2017	WD Q	Q	I	01	603,300
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: GOLD DEBORAH P & MY						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
95226 WILD CHERRY DR, FERNANDINA BEACH															05/08/2025			MLU		
L N	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	6	8	48.00	SF	10.00	10.00	100	2017	2017	3	96	461					
3	0855	CONC PAVER	0 100	0	0	1,086.00	SF	10.00	10.00	100	2017	2017	3	96	10,426					
4	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	85.00	100	2017	2017	3	81	28,917					
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480					
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	740					
7	0911	SCRN RM A	0 100	59	17	1,003.00	SF	17.50	17.50	100	2017	2017	3	74	12,989					
8	0830	FLAGSTONE	0 100	0	0	1,173.00	SF	12.00	12.00	100	2017	2017	3	96	13,513					
TOTALS															71,921					

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							