

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		2	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	2,565	100	2017	2,565	538,783
FGR	543	55	2017	299	62,805
FOP	24	30	2017	7	1,471
FSP	174	40	2017	70	14,704
TOTALS	3,306			2,941	617,761

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,941	137.7645	217.67	640,167	2017	2017	0	0	3.50	96.50

1 SFR CUST - 100% - 2024 Heated Area: 2565 HX Base Yr 2024

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	617,761		
TOTAL MARKET OB/XF VALUE	14,520		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	832,281		
SOH/AGL Deduction	40,609		
ASSESSED VALUE	791,672		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	740,950		
TOTAL JUST VALUE	832,281		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	769,361		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012447	ADDITION	10,000	08/15/2022
C1705096	CO ISSUED	0	11/21/2017
B1705096	NEW CONSTR	324,483	06/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0720	10/26/2021	WD	Q	I	01	740,000
GRANTOR: O'SULLIVAN WILLIAM G						
GRANTEE: GADD RAYMOND R & KA						
2159/1206	11/22/2017	WD	Q	I	01	461,500
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: OSULLIVAN WILLIAM G						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	6	4			24.00	SF	6.50	2017	2017	3	96	150
2	0812	CONCRETE C	0	100	0	0			1,270.00	SF	4.00	2017	2017	3	96	4,877
3	0911	SCRN RM A	0	100	0	0			315.00	SF	17.50	2022	2022	3	93	5,127
4	0855	CONC PAVER	0	100	0	0			441.00	SF	10.00	2022	2022	3	99	4,366

BUILDING NOTES			
95238 WILD CHERRY DR, FERNANDINA BEACH			

BUILDING DIMENSIONS														
BAS=[YR=2017] W10 FSP=[YR=2017] W21 D3 R3 S8 E15 N8 U3 R3 \$ L3 D3 S8 W15 N8 L3 U3 W26 S44 FGR=[YR=2017] S25 E23 N23 W16 N2 W7 \$ E7 S2 E16 N2 E7 FOP=[YR=2017] S3 E8 N3 W8\$ E8 S3 D5 R6 R5 U5 N2 E11 N42 U3 L3 \$.														

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							