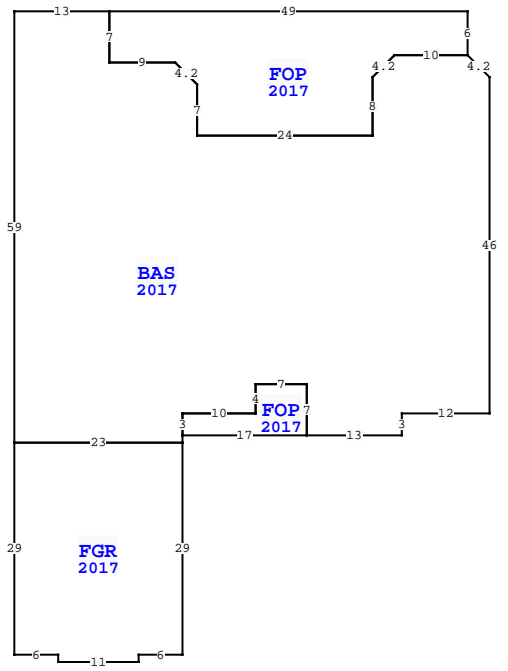


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 90				
Exterior Wall	10 ABOVE AVG 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 60				
Interior Floor	14 CARPET 40				
Air Condition	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	3,077	100	2017	3,077	626,640
FGR	678	55	2017	373	75,963
FOP	79	30	2017	24	4,887
FOP	579	30	2017	174	35,436
TOTALS	4,413			3,648	742,926

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%	- 2021								
Heated Area: 3077						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			742,926
TOTAL MARKET OB/XF VALUE			11,522
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			954,448
SOH/AGL Deduction			726,936
ASSESSED VALUE			227,512
TOTAL EXEMPTION VALUE	HX HB WR SX		105,722
BASE TAXABLE VALUE			121,790
TOTAL JUST VALUE			954,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			885,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702272	CO ISSUED	0	08/25/2017
B1702272	ICI	394,991	03/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/0140	4/07/2020	WD Q	Q	I	01	507,000
GRANTOR: HURLEY MICHAEL W & BE						
GRANTEE: TADROS TAMARA L & B						
2184/1147	3/19/2018	WD Q	Q	I	02	462,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: HURLEY MICHAEL W &						

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	0811	CONCRETE B	0	100	0	0		SF	5.20	100	2017	2017	3	96	8,127	
2	0500	FP-PRE FAB	0	100	0	0		UT	3,500.00	100	2017	2017	3	97	3,395	
TOTALS																

BUILDING NOTES			
95280 WILD CHERRY DR, FERNANDINA BEACH			

BUILDING DIMENSIONS														
BAS=[YR=2017] L3 U3 FOP=[YR=2017] N6 W49 S7 E9 D3 R3 S7 E24 N8 U3 R3 E10\$ W10 D3 L3 S8 W24 N7 L3 U3 W9 N7 W13 S59 FGR=[YR=2017] S29 E6 S1 E11 N1 E6 N29 W23\$ E23 N1 FOP=[YR=2017] E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3 E12 N46\$.														

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							