

LOT 309
IN OR 2285/1524
(EX OR 2171/1624)

HARRIS GESELE MCQUEEN & PHILLIP HOWARD
95347 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0309-0000



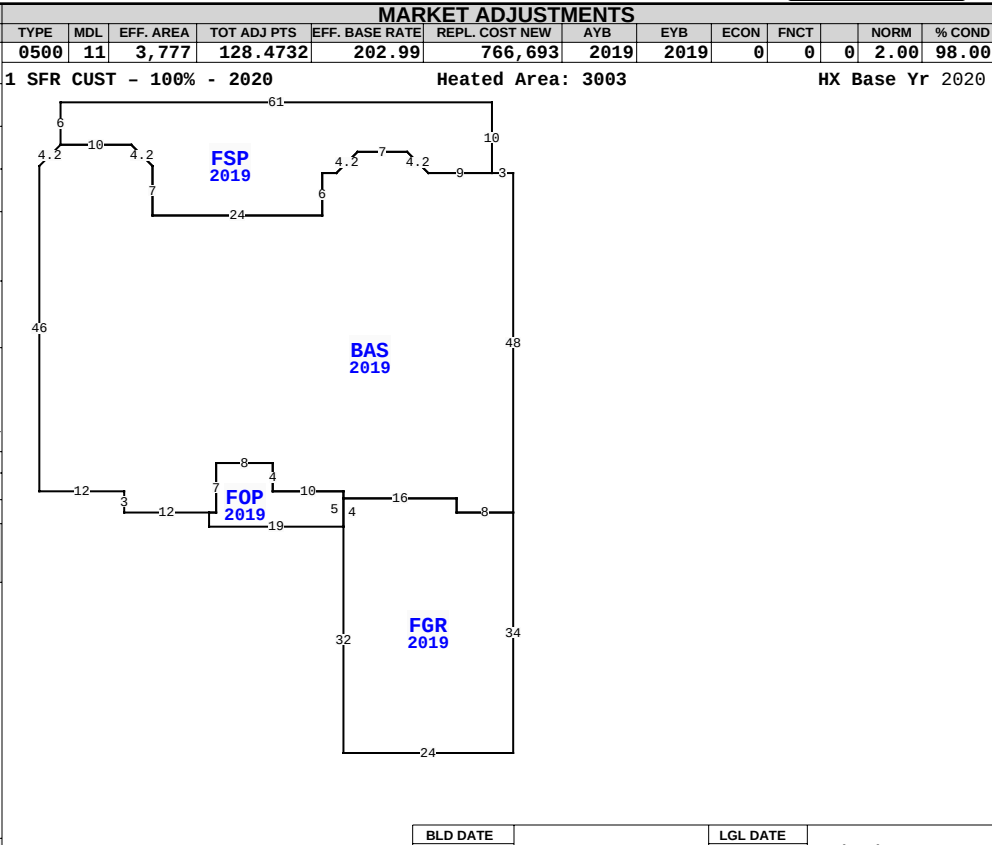
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	3,003	100	2019	3,003	597,387
FGR	848	55	2019	466	92,701
FOP	124	30	2019	37	7,361
FSP	677	40	2019	271	53,910
TOTALS	4,652			3,777	751,359

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,432.00	SF	10.00
3	0911	SCRN RM A	0	100	0	0	1,298.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
87,504									

TOTAL OB/XF									
87,504									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					751,359				
TOTAL MARKET OB/XF VALUE					87,504				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					1,038,863				
SOH/AGL Deduction					496,534				
ASSESSED VALUE					542,329				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					491,607				
TOTAL JUST VALUE					1,038,863				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					971,220				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102995	SWIM POOL	80,855	02/26/2021
B2101704	SCRN ENCLSR	10,000	02/12/2021
C1808986	CO ISSUED	0	06/13/2019
B1808986	NEW CONSTR	423,292	12/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	U /	V /	RSN CD	SALE PRICE
2285/1524	6/27/2019	WD	Q		I	02	553,900
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: HARRIS GESELE M & P							
2085/1915	8/29/2016	WD	U		V	11	100
GRANTOR: FF FLORIDA SOUTHERN H							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W3 FSP=[YR=2019] N10 W61 S6 E10 D3 R3 S7 E24 N6 E2 U3 R3 E7 D3 R3 E9\$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 U3 L3 W10 D3 L3 S46 E12 S3 E12 FOP=[YR=2019] S2 E19 FGR=[YR=2019] S32 E24 N34 W8 N2 W16 S4\$ N5 W10 N4 W8 S7 W1\$ E1 N7 E8 S4 E10 S1 E16 S2 E8 N48\$.									