LOT 312
AMELIA NATIONAL #1B PB 7/191

CHEEK TONI B
95287 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0312-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

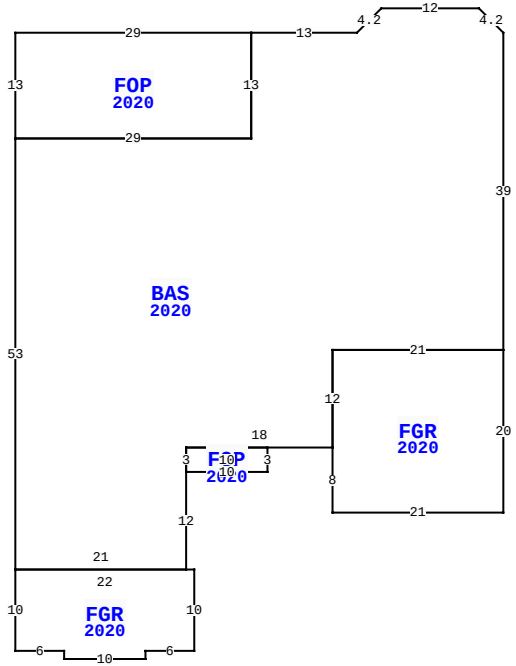
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,791	100	2020	2,791	599,367
FGR	230	55	2020	126	27,059
FGR	420	55	2020	231	49,608
FOP	30	30	2020	9	1,933
FOP	377	30	2020	113	24,266
TOTALS	3,848			3,270	702,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,270	137.9880	218.02	712,925	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2024 Heated Area: 2791 HX Base Yr



95287 WILD CHERRY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		702,231
TOTAL MARKET OB/XF VALUE		68,910
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		971,141
SOH/AGL Deduction		39,582
ASSESSED VALUE		931,559
TOTAL EXEMPTION VALUE	13	931,559
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		971,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		905,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108670	SCREEN POOL ENCL	14,000	07/01/2021
B2105727	SWIM POOL	78,000	05/05/2021
C202596	CO ISSUED	0	12/14/2020
B202596	NEW CONSTR	384,039	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1522	12/08/2020	WD	Q	I	02	587,200
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: CHEEK DANIEL G & TO						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W12 D3 L3 W13 FOP=[YR=2020] W29 S13 E29 N13$ S13 W29 S53 FGR=[YR=2020] S10 E6 S1 E10 N1 E6 N10 W22$ E21 N12 FOP=[YR=2020] E10 N3 W10 S3$ N3 E18 FGR=[YR=2020] S8 E21 N20 W21 S12$ N12 E21 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,192.00	SF	10.00	10.00	100	2020	2020	3	98	11,682	
3	0911	SCRN RM A	0	100	0	0	1,120.00	SF	17.50	17.50	100	2021	2021	3	90	17,640	
4	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2021	2021	3	93	26,561	
5	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00	10.00	100	2021	2021	3	99	7,762	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 68,910

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS