

DIORIO MARK V & LINDA J
95239 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0314-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0500 11 3,355 132.0292 208.61 699,887 2021 2021 0 0 1.50 98.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2022 Heated Area: 2888 HX Base Yr 2022										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 689,389									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 76,348									
Interior Floo 12 HARDWOOD 60																				TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 965,737									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 281,654									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 684,083									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 633,361									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 965,737									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 900,534									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C2010114 C0 ISSUED 0 06/09/2021									
MAP NUM MKT AREA 04																				B2101815 SCR N ENCLSR 7,440 02/16/2021									
NEIGHBORHOOD/LOC 4042.00																				B2013344 SWIM POOL 70,785 01/07/2021									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B2010114 NEW CONSTR 393,491 10/22/2020									
BAS 2,888 100 2021 2,888 593,429																													
FGR 231 55 2021 127 26,096																													
FGR 504 55 2021 277 56,918																													
FOP 29 30 2021 9 1,849																													
FOP 180 30 2021 54 11,096																													
TOTALS 3,832 3,355 689,389																													
EXTRA FEATURES										95239 WILD CHERRY DR, FERNANDINA BEACH																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU																			
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2021 2021 3 99 1,980																													
2 0855 CONC PAVER 0 100 0 0 1,300.00 SF 10.00 10.00 100 2021 2021 3 99 12,870																													
3 0911 SCR N RM A 0 100 0 0 1,152.00 SF 17.50 17.50 100 2021 2021 3 90 18,144																													
4 0861 POOL GUNIT 0 100 0 0 436.00 SF 85.00 85.00 100 2021 2021 3 93 34,466																													
5 0855 CONC PAVER 0 100 0 0 716.00 SF 10.00 10.00 100 2021 2021 3 99 7,088																													
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 76,348																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									