LOT 315
AMELIA NATIONAL #1B PB 7/191

JOHNSON ALLEN W & JACQUELINE ELIZABETH
95207 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0315-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

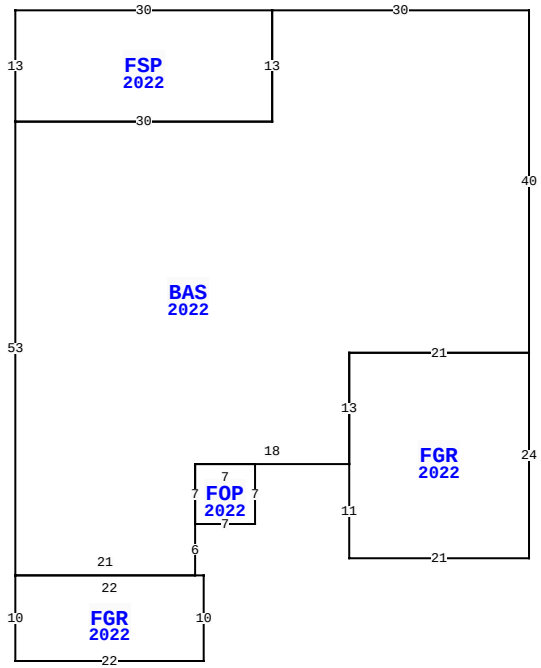
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,790	100	2022	2,790	585,372
FGR	220	55	2022	121	25,388
FGR	504	55	2022	277	58,118
FOP	49	30	2022	15	3,147
FSP	390	40	2022	156	32,730
TOTALS	3,953			3,359	704,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,359	134.1323	211.93	711,873	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2790 HX Base Yr 2023



95207 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		704,754
TOTAL MARKET OB/XF VALUE		21,416
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		926,170
SOH/AGL Deduction		245,151
ASSESSED VALUE		681,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		630,297
TOTAL JUST VALUE		926,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		859,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002859	SCREEN ENCLOSURE	15,000	03/20/2025
B2107141	NEW CONSTR	408,498	06/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0659	5/20/2022	SW	Q	I	01	702,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: JOHNSON ALLEN WALTE						
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=2022] W30 FSP=[YR=2022] W30 S13 E30 N13$ S13 W30 S53 FGR=[YR=2022] S10 E22 N10 W22$ E21 N6 FOP=[YR=2022] E7 N7 W7 S7$ N7 E18 FGR=[YR=2022] S11 E21 N24 W21 S13$ N13 E21 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,042.00	SF	10.00	10.00	100	2022	2022	3	99	10,316	
3	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2022	2022	3	95	9,120	

LAND DESCRIPTION

TOTAL OB/XF 21,416

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 10/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS