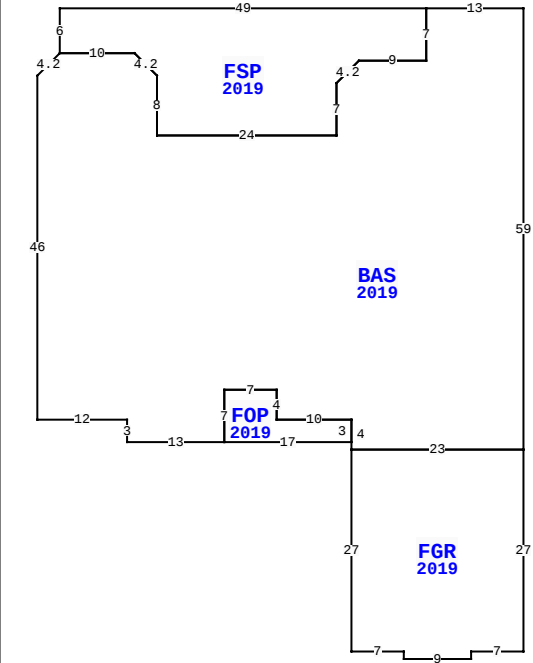


DAVIS TROY R
95153 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0317-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		VALUATION BY										VALUATION SUMMARY																		
Exterior Wall	16	WD FR STUC 80	0500		11	3,679	129.6162	204.79		753,422		2019		2019		0		0		2.40		97.60		STANDARD								
Exterior Wall	10	ABOVE AVG 20	1 SFR CUST - 100% - 2020		Heated Area: 3077										HX Base Yr 2020																	
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 70																														
Interior Floo	14	CARPET 30																														
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	2019	3,077	615,016																											
FGR	630	55	2019	346	69,156																											
FOP	79	30	2019	24	4,797																											
FSP	579	40	2019	232	46,371																											
TOTALS	4,365			3,679	735,340																											
EXTRA FEATURES			95153 WILD CHERRY DR, FERNANDINA BEACH										BLD DATE KF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430																	
2	0812	CONCRETE C	0 100	0	0	1,556.00	SF	4.00	4.00	100	2019	2019	3	97	6,037																	
3	0462	ST/AL FNC	0 100	0	0	816.00	SF	10.00	10.00	100	2019	2019	3	87	7,099																	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282																	
TOTAL OB/XF 16,848																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/13/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																																