

MILLETTE LIVING TRUST/MILLETTE JAMES L TRUSTEE
95131 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0318-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

08

31

HARDIE BRD 100

Roof Structur

08

03

IRREGULAR 100

Roof Cover

05

03

COMP SHNGL 100

Interior Wall

05

03

DRYWALL 100

Interior Floo

11

03

CLAY TILE 70

Interior Floo

14

03

CARPET 30

Air Condition

03

04

CENTRAL 100

Heating Type

04

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

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

3,149

100

2020

3,149

661,545

FGR

733

55

2020

403

84,663

FOP

48

30

2020

14

2,941

FOP

493

30

2020

148

31,092

TOTALS

4,423

3,714

780,240

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

3,714

134.9883

213.28

792,122

2020

2020

0

0

1.50

98.50

1 SFR CUST - 100% - 2021

Heated Area: 3149

HX Base Yr 2021

29

31

17

17

29

51

47

30

33

21

13

20

5.7

5.7

5

12

8

6

8

9

23

FOP
2020

BAS
2020

FGR
2020

FOP
2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

EXTRA FEATURES

95131 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

1

0500

FP-PRE FAB

0 100

0

0

2.00

UT

3,500.00

3,500.00

100

2020

2020

3

99

6,930

2

0855

CONC PAVER

0 100

28

4

112.00

SF

10.00

10.00

100

2020

2020

3

98

1,098

3

0855

CONC PAVER

0 100

0

0

1,240.00

SF

10.00

10.00

100

2020

2020

3

98

12,152

4

0911

SCRN RM A

0 100

60

25

1,500.00

SF

21.88

21.88

100

2020

2020

3

86

28,219

5

0861

POOL GUNIT

0 100

32

14

448.00

SF

106.25

106.25

100

2020

2020

3

90

42,840

6

0871

POOL HTR R

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2020

2020

3

86

1,720

7

0855

CONC PAVER

0 100

0

0

1,052.00

SF

10.00

10.00

100

2020

2020

3

98

10,310

8

0600

SUMMER KIT

0 100

0

0

1.00

UT

12,500.00

12,500.00

100

2020

2020

3

86

10,750

LAND DESCRIPTION

TOTAL OB/XF

114,019

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

03/12/2021

BY

KW

Total Acres:

0.00

Total Land Value:

200,000

Market:

0

Agricultural:

0

Common:

200,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

780,240

TOTAL MARKET OB/XF VALUE

114,019

TOTAL LAND VALUE - MARKET

200,000

TOTAL MARKET VALUE

1,094,259

SOH/AGL Deduction

333,817

ASSESSED VALUE

760,442

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

709,720

TOTAL JUST VALUE

1,094,259

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,027,070

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C1911330

CO ISSUED

0

04/13/2020

B2000680

SCRN ENCLSR

7,980

02/01/2020

B1911330

NEW CONSTR

433,233

10/29/2019

B1909770

SWIM POOL

95,000

09/17/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2505/0273

8/19/2021

QC

U

I

11

100

GRANTOR: MILLETTE JAMES L & MA

GRANTEE: MILLETTE LIVING TRU

2355/1856

4/20/2020

WD

Q

I

01

921,500

GR