

SATTLER PAUL J III
95115 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0319-0000

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	3,685	133.5024	210.93	777,277	2021	2021		0	0	1.50	98.50	VALUATION BY										
Roof Structur	08	IRREGULAR 100				1 SFR CUST - 100% - 2022												Heated Area: 3099											
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																Tax Group: 4											
Interior Floo	11	CLAY TILE 60																Tax Dist:											
Interior Floo	14	CARPET 40																BUILDING MARKET VALUE											
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE											
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET											
Bedrooms		4 100																TOTAL MARKET VALUE											
Bathrooms		3 100																SOH/AGL Deduction											
Frame	02	WOOD FRAME 100																ASSESSED VALUE											
Stories	1.	1. 100																TOTAL EXEMPTION VALUE											
Units	0	0 100																BASE TAXABLE VALUE											
Occupancy	00	NONE 100																TOTAL JUST VALUE											
																		NCON VALUE											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE											
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	3,099	100	2021	3,099	643,867																								
FGR	736	55	2021	405	84,146																								
FOP	37	30	2021	11	2,285																								
FOP	568	30	2021	170	35,320																								
TOTALS	4,440			3,685	765,618																								
EXTRA FEATURES						95115 WILD CHERRY DR, FERNANDINA BEACH												BLD DATE				LGL DATE		05/08/2025		MLU			
																		XF DATE				LAND DATE							
																		INC 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	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	1,511.00	SF	10.00	10.00	100	2021	2021	3	99	14,959													
3	0911	SCRN RM A	0	100	0	0	1,008.00	SF	17.50	17.50	100	2021	2021	3	90	15,876													
4	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2021	2021	3	93	30,355													
5	0855	CONC PAVER	0	100	0	0	624.00	SF	10.00	10.00	100	2021	2021	3	99	6,178													
LAND DESCRIPTION						TOTAL OB/XF 69,348																							
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												