LOT 320
AMELIA NATIONAL #1B PB 7/191

ARNOLD BRENT & CYNTHIA 2018 REVOCABLE TRUST/ARNOLD
95099 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0320-0000

BUILDING CHARACTERISTICS

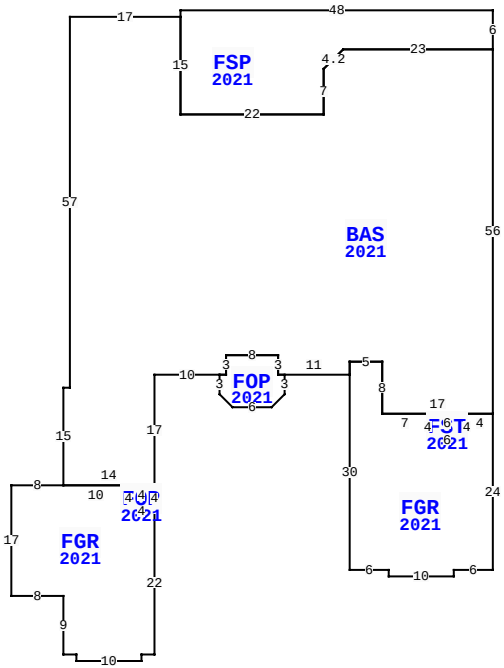
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,415	100	2021	3,415	655,768
FGR	494	55	2021	272	52,231
FGR	554	55	2021	305	58,568
FOP	16	30	2021	5	960
FOP	70	30	2021	21	4,033
FSP	513	40	2021	205	39,366
FST	24	55	2021	13	2,496
TOTALS	5,086			4,236	813,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,236	123.3830	194.95	825,808	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 3415 HX Base Yr



95099 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	813,421
TOTAL MARKET OB/XF VALUE	98,967
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,112,388
SOH/AGL Deduction	142,147
ASSESSED VALUE	970,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	970,241
TOTAL JUST VALUE	1,112,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,041,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005280	CO ISSUED	0	02/17/2021
B2011619	SCRN ENCLSR	6,240	11/24/2020
B2007516	SWIM POOL	90,000	10/01/2020
B2005280	NEW CONSTR	484,370	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0361	6/23/2021	QC	U	V	11	100
GRANTOR: ARNOLD BRENT & CYNTHI						
GRANTEE: ARNOLD BRENT & CYNT						
2436/1753	2/19/2021	WD	Q	I	02	902,300
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: ARNOLD BRENT & CYNT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W48 S1 BAS=[YR=2021] W17 S57 W1 S15 FGR=[YR=2021] W8 S17 E8 S9 E2 S1 E10 N1 E2 N22 FOP=[YR=2021] N4 W4 S4 E4$ W4 N4 W10$ E14 N17 E10 FOP=[YR=2021] S3 D2 R2 E6 U2 R2 N3 W1 N3 W8 S3 W1$ E1 N3 E8 S3 E11 FGR=[YR=2021] S30 E6 S1 E10 N1 E6 N24 W4 FST=[YR=2021] W6 S4 E6 N4$ S4 W6 N4 W7 N8 W5 S2$ N2 E5 S8 E17 N56 W23 D3 L3 S7 W22 N15 $ S15 E22 N7 U3 R3 E23 N6$.

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	0855	CONC PAVER	0	0	0	0	1,469.00	SF	10.00	10.00	100	2021	2021	3	99	14,543	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0911	SCRN RM A	0	0	45	25	1,125.00	SF	21.88	21.88	100	2021	2021	3	90	22,148	
4	0861	POOL GUNIT	0	0	0	0	363.00	SF	106.25	106.25	100	2021	2021	3	93	35,869	
5	0857	SANDSTONE/	0	0	0	0	762.00	SF	16.00	16.00	100	2021	2021	3	100	12,192	
6	0462	ST/AL FNC	0	0	258	0	1,032.00	SF	10.00	10.00	100	2021	2021	3	93	9,598	
7	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2021	2021	3	96	1,152	

LAND DESCRIPTION

TOTAL OB/XF 98,967

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	0		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 PRINTED 07/30/2025 BY SYS