



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100	2020	2,415	528,555
FGR	671	55	2020	369	80,761
FOP	85	30	2020	26	5,691
FOP	400	30	2020	120	26,264

TOTALS	3,571			2,930	641,270
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	7	3	21.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	975.00	SF	10.00
4	0911	SCRN RM A	0	0	0	0	1,216.00	SF	17.50
5	0861	POOL GUNIT	0	0	0	0	488.00	SF	85.00
6	0855	CONC PAVER	0	0	0	0	528.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00

REVIEW DATE	10/24/2022	BY	DJ
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	2,930	141.3459	223.33	654,357	2020	2020	0	0	0	2.00	98.00	
1 SFR CUST - 0% - 2024													
Heated Area: 2415													
HX Base Yr													

95083 WILD CHERRY DR, FERNANDINA BEACH
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TOTAL OB/XF													
77,649													

TOTAL OB/XF													
77,649													

Market:	0
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Agricultural:	0
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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	641,270		
TOTAL MARKET OB/XF VALUE	77,649		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	918,919		
SOH/AGL Deduction	0		
ASSESSED VALUE	918,919		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	918,919		
TOTAL JUST VALUE	918,919		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	856,799		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113331	SCRN ENCLSR	11,000	09/30/2021
B2108570	SWIM POOL	60,000	06/30/2021
C2004959	CO ISSUED	0	12/14/2020
B2004059	NEW CONSTR	339,718	05/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/1844	4/17/2023	WD	Q	I	02	962,500
GRANTOR: DALY FAMILY IRREVOCAB						
GRANTEE: POPE JEFFRY & BETTE						
2421/0157	12/18/2020	WD	Q	I	01	540,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DALY FAMILY IRREVOC						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2020] W30 FOP=[YR=2020] N10 W20 S20 E20 N10\$ S10 W20 S58 E12 FOP=[YR=2020] S1 E9 N3 FGR=[YR=2020] E9 S1 E20 N22 W31 S21 E2\$ W2 N10 W6 S12 W1\$ E1 N12 E6 N11 E31 N45\$.						

OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													

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