

STANGLER JEFFERY R & KAREN M
95067 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0322-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall21STONE 20

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS3,37910020203,379701,094

FGR19855202010922,615

FGR75055202041285,484

FOP74302020224,565

FOP81230202024450,627

PTO45752020234,773

TOTALS5,6704,189869,157

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500114,189134.0002211.72886,89520202020002.0098.00

1 SFR CUST - 100% - 2021Heated Area: 3379HX Base Yr 2021

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE869,157

TOTAL MARKET OB/XF VALUE40,601

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE1,109,758

SOH/AGL Deduction388,073

ASSESSED VALUE721,685

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE670,963

TOTAL JUST VALUE1,109,758

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,035,964

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2361/17975/15/2020WDQI01834,500

GRANTOR: ICI JACKSONVILLE RESI

GRANTEE: STANGLER JEFFERY R

1599/034712/22/2008WDUV19100

GRANTOR: INTERVEST CONSTRUCTIO

GRANTEE: ICI JACKSONVILLE RE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] S8 E6 N20 W21 S9 W12 S10 W27 S3 E31 N10 E23 \$
FOP=[YR=2020] W23 S10 W31 BAS=[YR=2020] W10 D3 L3 S62
FGR=[YR=2020] W5 S11 E18 N11 W13\$ E13 N10 E11 FOP=[YR=2020]
S5 E10 N5 W1 N3 W8 S3 W1\$ E1 N3 E8 S3 E12 S9 FGR=[YR=2020]
S33 E22 N37 W6 S4 W16 \$ E16 N4 E6 N53 W24 D3 L3 S6 W24 N13
U3 L3 \$ D3 R3 S13 E24 N6 U3 R3 E24 N17\$.

EXTRA FEATURES

95067 WILD CHERRY DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT PRICEADJ UNIT PRICE

LAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000140CRES GOLFT100PUD0.000.001.00LT1.001.001.00200,000.00200,000.00200,000

TOTAL OB/XF

40,601

REVIEW DATE

03/12/2021BY KW

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS