

BERNARD DANIEL A & LADY
95049 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0323-0000

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 31										0500 11 3,774 133.5024 210.93 796,050 2021 2021 0 0 1.00 99.00										VALUATION BY STANDARD									
Roof Structur 08										1 SFR CUST - 100% - 2022 Heated Area: 3145 HX Base Yr 2022										Tax Group: 4 Tax Dist:									
Roof Cover 03										COMP SHNGL 100										BUILDING MARKET VALUE 788,090									
Interior Wall 05										DRYWALL 100										TOTAL MARKET OB/XF VALUE 71,362									
Interior Floo 11										CLAY TILE 60										TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 13										CARPET 40										TOTAL MARKET VALUE 1,059,452									
Air Condition 04										CENTRAL 100										SOH/AGL Deduction 298,287									
Heating Type 04										AIR DUCTED 100										ASSESSED VALUE 761,165									
Bedrooms										4 100										TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms										3 100										BASE TAXABLE VALUE 710,443									
Frame										02 WOOD FRAME 100										TOTAL JUST VALUE 1,059,452									
Stories										1. 1. 100										NCON VALUE 0									
Units										0 100										INCOME VALUE									
Occupancy										00 NONE 100										PREVIOUS YEAR MKT VALUE 990,113									
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 3,145 100 2021 3,145 656,741																													
FGR 724 55 2021 398 83,111																													
FOP 37 30 2021 11 2,297																													
FSP 539 40 2021 216 45,105																													
PTO 90 5 2021 4 836																													
TOTALS 4,535										3,774 788,090																			
EXTRA FEATURES										95049 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 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 1,397.00 SF 10.00 10.00 100 2021 2021 3 99 13,830																													
3 0911 SCRNM RM A 0 100 0 0 1,426.00 SF 17.50 17.50 100 2022 2022 3 93 23,208																													
4 0861 POOL GUNIT 0 100 0 0 231.00 SF 85.00 85.00 100 2022 2022 3 95 18,653																													
5 0855 CONC PAVER 0 100 0 0 1,195.00 SF 10.00 10.00 100 2022 2022 3 99 11,831																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2022 2022 3 93 1,860																													
LAND DESCRIPTION										TOTAL OB/XF 71,362																			
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 10/24/2022 BY DJ										Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000										PRINTED 07/30/2025 BY SYS									