

LOT 352
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BERGER PAULA & NORMAN GARY
95352 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0352-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																							
Exterior Wall	06	BD/BATTEN 100	0500	11	3,644	131.4450	207.68	756,786	2022	2022	0	0	1.50	98.50	VALUATION BY STANDARD																																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023												Heated Area: 3077																																							
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023																																							
Interior Wall	05	DRYWALL 100													VALUATION SUMMARY																																							
Interior Floop	11	CLAY TILE 100													Tax Group: 4												Tax Dist:																											
Air Condition	03	CENTRAL 100													BUILDING MARKET VALUE												745,434																											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET OB/XF VALUE												118,266																											
Bedrooms	4	100													TOTAL LAND VALUE - MARKET												200,000																											
Bathrooms	3	100													TOTAL MARKET VALUE												1,063,700																											
Frame	02	WOOD FRAME 100													SOH/AGL Deduction												325,188																											
Stories	1.	1. 100													ASSESSED VALUE												738,512																											
Units	0	100													TOTAL EXEMPTION VALUE												HX HB 50,722																											
Occupancy	00	NONE 100													BASE TAXABLE VALUE												687,790																											
Quality			03	Quality Level 03											TOTAL JUST VALUE												1,063,700																											
DOR CODE			0100	SINGLE FAMILY											NCON VALUE												0																											
MAP NUM			MKT AREA											INCOME VALUE																																								
NEIGHBORHOOD/LOC			4042.00											PREVIOUS YEAR MKT VALUE												999,876																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM												DESCRIPTION												AMT												ISSUED												
BAS	3,077	100	2022	3,077	629,446	22014285												ADDITION												12,000												09/20/2022												
FGR	713	55	2022	392	80,190	22008640												SWIM POOL												150,000												06/06/2022												
FOP	44	30	2022	13	2,660	B2106337												NEW CONSTR												457,248												05/17/2021												
FOP	539	30	2022	162	33,139																																																	
TOTALS			4,373		3,644	745,434	BLD DATE												LGL DATE												05/08/2025												MLU											
EXTRA FEATURES			95352 WILD CHERRY DR, FERNANDINA BEACH											XF DATE												LAND 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	2022	2022	3	99	1,980																																						
2	0855	CONC PAVER	0	100	0	0	1,256.00	SF	10.00	10.00	100	2022	2022	3	99	12,434																																						
3	0911	SCRN RM A	0	100	0	0	1,926.00	SF	17.50	17.50	100	2022	2022	3	93	31,346																																						
4	0861	POOL GUNIT	0	100	0	0	551.00	SF	85.00	85.00	100	2022	2022	3	95	44,493																																						
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860																																						
6	0462	ST/AL FNC	0	100	0	0	1,320.00	SF	10.00	10.00	100	2022	2022	3	95	12,540																																						
7	0855	CONC PAVER	0	100	0	0	1,375.00	SF	10.00	10.00	100	2022	2022	3	99	13,613																																						
TOTAL OB/XF																		118,266																																				
LAND DESCRIPTION																		TOTAL OB/XF												118,266																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	000100	C	RES	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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																																																						