

LOT 364
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

HORAK JOSEPH/EVERSTINE DOROTHY
95380 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0364-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100	2022	3,120	651,521
FGR	713	55	2022	392	81,858
FOP	37	30	2022	11	2,297
FSP	539	40	2022	216	45,105
TOTALS	4,409			3,739	780,780

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0812	CONCRETE C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,739	133.5024	210.93	788,667	2022	2022	0	0	1.00	99.00
1 SFR CUST - 100% - 2023 Heated Area: 3120 HX Base Yr 2023											
95380 WILD CHERRY DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		780,780	
TOTAL MARKET OB/XF VALUE		7,762	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		988,542	
SOH/AGL Deduction		264,713	
ASSESSED VALUE		723,829	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		673,107	
TOTAL JUST VALUE		988,542	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		917,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004467			03/08/2023
22004467	NEW CONSTR	519,881	03/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1936	12/09/2022	SW	Q	I	01	861,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HORAK JOSEPH & DORO						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2022] U3 L3 FSP=[YR=2022] N6 W48 S7 E9 D3 R3 S6 E23 N7 U3 R3 E10\$ W10 D3 L3 S7 W23 N6 U3 L3 W9 N7 W13 S60 FGR=[YR=2022] S31 E23 N31 W23\$ E23 N5 E8 FOP=[YR=2022] S1 E9 N5 W7 S4 W2\$ E2 N4 E7 S6 D6 R5 E5 U6 R3 N4 E3 S2 E8 N46\$.	

LAND DESCRIPTION										TOTAL OB/XF 7,762									
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
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		