

QUEEN JOHNATHAN SCOTT & STEPHANIE
95386 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0365-0000

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										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 11 4,375 127.1829 200.95 879,156 2022 2022 0 0 1.00 99.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2025 Heated Area: 3652 HX Base Yr 2025										BUILDING MARKET VALUE 870,364									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 89,439									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 12 HARDWOOD 90																				TOTAL MARKET VALUE 1,159,803									
Interior Floo 11 CLAY TILE 10																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 1,159,803									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 1,104,081									
Bathrooms 3 100																				TOTAL JUST VALUE 1,159,803									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,087,494									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				21012640 CO ISSUED 0 11/01/2022									
MAP NUM MKT AREA 04																				22005069 NEW CONSTR 8,280 04/01/2022									
NEIGHBORHOOD/LOC 4042.00																				21018071 NEW CONSTR 618,497 12/30/2021									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				21017364 SWIM POOL 106,950 12/15/2021									
BAS 270 100 2022 270 53,714																													
BAS 3,382 100 2022 3,382 672,817																													
FGR 775 55 2022 426 84,749																													
FOP 42 30 2022 13 2,586																													
FOP 948 30 2022 284 56,499																													
TOTALS 5,417 4,375 870,364																													
EXTRA FEATURES										95386 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU																			
1 0855 CONC PAVER 0 100 0 0 1,382.00 SF 10.00 10.00 100 2022 2022 3 99 13,682																													
2 0462 ST/AL FNC 0 100 0 0 1,200.00 SF 10.00 10.00 100 2022 2022 3 95 11,400																													
3 0911 SCRNM A 0 100 0 0 1,240.00 SF 17.50 17.50 100 2022 2022 3 93 20,181																													
4 0861 POOL GUNIT 0 100 0 0 424.00 SF 85.00 85.00 100 2022 2022 3 95 34,238																													
5 0855 CONC PAVER 0 100 0 0 816.00 SF 10.00 10.00 100 2022 2022 3 99 8,078																													
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 89,439																			
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 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																													
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									