LOT 423
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BUCKLEY ROBERT MICHAEL/CHAPLIN-BUCKLEY SANDRA LEAH
95390 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0423-0000

BUILDING CHARACTERISTICS

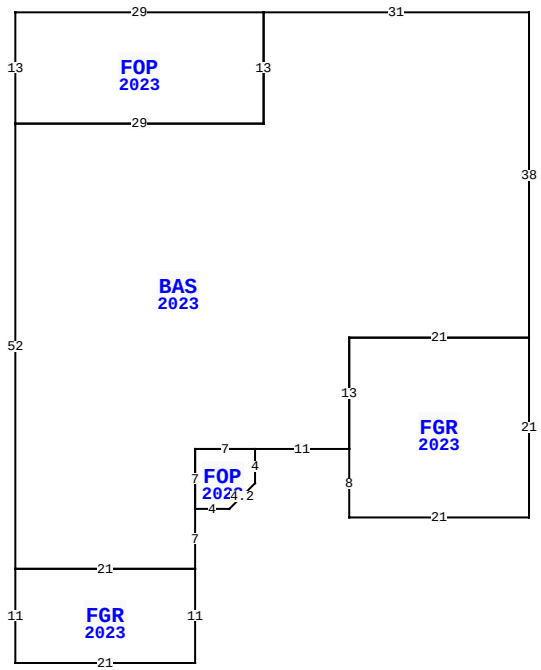
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,704	100	2023	2,704	582,112
FGR	231	55	2023	127	27,341
FGR	441	55	2023	243	52,312
FOP	45	30	2023	14	3,014
FOP	377	30	2023	113	24,327
TOTALS	3,798			3,201	689,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,201	136.9365	216.36	692,568	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2025 Heated Area: 2704 HX Base Yr 2025



95390 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		689,105
TOTAL MARKET OB/XF VALUE		97,988
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		987,093
SOH/AGL Deduction		0
ASSESSED VALUE		987,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		936,371
TOTAL JUST VALUE		987,093
NCON VALUE		87,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009835	60X26 SC ENC	15,500	08/26/2024
SP240009128	INSTALL NEW RES I	110,000	08/06/2024
22003980	NEW CONSTR	444,163	03/14/2022
220001295		444,163	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/473	12/20/2023	SW	Q	I	02	825,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BUCKLEY ROBERT MICH						
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=2023;ORIG=121,12] W31 S13 W29 S52 E21 N7 N7 E7 E11 N13 E21 N38 $
FOP=[YR=2023;ORIG=61,12] E29 S13 W29 N13 $
FGR=[YR=2023;ORIG=100,50] E21 S21 W21 N8 N13 $
FGR=[YR=2023;ORIG=61,77] E21 S11 W21 N11 $
FOP=[YR=2023;ORIG=82,63] E7 S4 D3L3 W4 N7 $
.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00	4.00	100	2023	2023		100	7,088	
3	0912	SCRN RM G	0	100	60	26	1,560.00	SF	20.00	20.00	100	2025	2024		100	31,200	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2025	2024		100	38,080	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0855	CONC PAVER	0	100	0	0	1,112.00	SF	10.00	10.00	100	2025	2024		100	11,120	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 97,988

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS