LOT 424
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

LESSIE MINX LIVING TRUST/MINX KATHRYN A TRUSTEE
95389 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0424-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

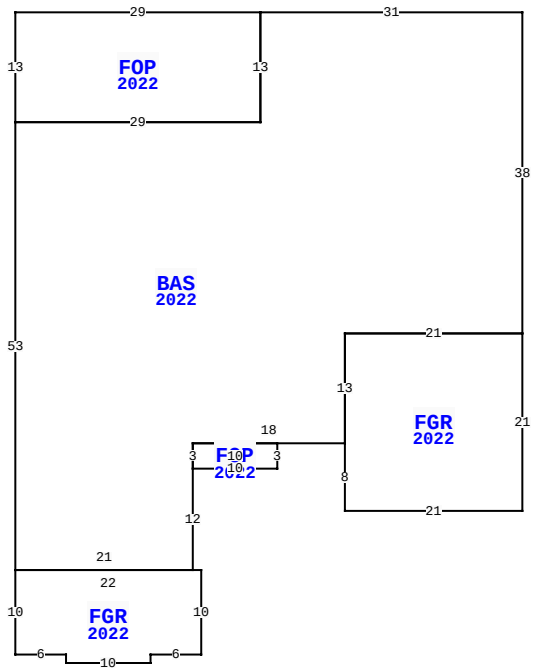
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,725	100	2022	2,725	581,689
FGR	230	55	2022	126	26,896
FGR	441	55	2022	243	51,872
FOP	30	30	2022	9	1,922
FOP	377	30	2022	113	24,121
TOTALS	3,803			3,216	686,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,216	136.4691	215.62	693,434	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 2725 HX Base Yr 2025



95389 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		686,500
TOTAL MARKET OB/XF VALUE		34,689
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		921,189
SOH/AGL Deduction		0
ASSESSED VALUE		921,189
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		865,467
TOTAL JUST VALUE		921,189
NCON VALUE		14,397
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		840,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012210	POOL ENCLOSURE	23,000	10/30/2024
SP240011260	10X26 INGROUND PO	80,000	10/03/2024
21017813	NEW CONSTR	464,530	12/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1277	6/30/2024	WD	U	I	11	100
GRANTOR: MINX KATHRYN						
GRANTEE: LESSIE MINX LIVING						
2716/1616	6/04/2024	WD	Q	I	02	950,000
GRANTOR: COUNTISS CAROL A						
GRANTEE: MINX KATHRYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W31 FOP=[YR=2022] W29 S13 E29 N13$ S13 W29 S53 FGR=[YR=2022] S10 E6 S1 E10 N1 E6 N10 W22$ E21 N12 FOP=[YR=2022] E10 N3 W10 S3$ N3 E18 FGR=[YR=2022] S8 E21 N21 W21 S13$ N13 E21 N38$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,380.00	SF	10.00	10.00	100	2022	2022	3	99	13,662	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
4	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2025	2022		99	7,425	
5	0462	ST/AL FNC	0	100	168	4	672.00	SF	10.00	10.00	100	2025	2022		95	6,384	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2022		98	588	

LAND DESCRIPTION

TOTAL OB/XF 34,689

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	000134	C	RES POND	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 07/29/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS