

PRADO MARCOS & AMANDA
95377 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0426-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4			Tax Dist:						
BUILDING MARKET VALUE					977,211				
TOTAL MARKET OB/XF VALUE					56,484				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					1,233,695				
SOH/AGL Deduction					133,693				
ASSESSED VALUE					1,100,002				
TOTAL EXEMPTION VALUE			HX HB		50,722				
BASE TAXABLE VALUE					1,049,280				
TOTAL JUST VALUE					1,233,695				
NCON VALUE					47,620				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,106,258				
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
SP240002877		NEW INGROUND SWIM			115,114		03/12/2024		
C0230009834		CO			741,513		08/01/2023		
2300407		NEW CONSTR			741,513		01/11/2023		
22004750		NEW CONSTR			461,315		03/28/2022		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2661/1549		8/15/2023		SW	Q	I	01	1,392,100	
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: PRADO MARCOS & AMAN									
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=70,10] W19 N2 W1 W18 N2 W22 S50 E18 N4 U9R11 E9 N6 E22 N27 \$ FUS=[YR=2023;ORIG=78,10] E21 S3 E1 S10 E18 N15 E20 S36 W7 N2 W14 S2 W12 N12 W3 N4 W9 S14 W10 S2 W5 N34 \$ FGR=[YR=2023;ORIG=10,56] E18 E3 S23 W6 S1 W15 N24 \$ FGR=[YR=2023;ORIG=48,37] E22 S22 W22 N16 N6 \$ FOP=[YR=2023;ORIG=50,-10] E20 S20 W19 N2 W1 N18 \$ FOP=[YR=2023;ORIG=118,-10] E20 S18 W20 N18 \$ STR=[YR=2023;ORIG=93,28] E9 S4 W5 S10 W4 N14 \$ FOP=[YR=2023;ORIG=39,43] S4 D2R2 D5L7 U2L2 W4 U9R11 \$.									
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
000,000									
Common: 200,000 PRINTED 07/30/2025 BY SYS									