

LOT 427
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

THADY RYAN & KRISTEN
95373 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0427-0000



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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	2,506	100	2022	2,506	491,524
FGR	1,034	55	2022	569	111,603
FOP	32	30	2022	10	1,961
FOP	200	30	2022	60	11,768
FOP	350	30	2022	105	20,595
FUS	1,000	100	2022	1,000	196,139

TOTALS	5,122			4,250	833,590
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	896.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	56.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0861	POOL GUNIT	0	100	0	0	456.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	990.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	4,250	125.3947	198.12	842,010	2022	2022	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 3506									
HX Base Yr 2023									
95373 WILD CHERRY DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
63,727									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		833,590	
TOTAL MARKET OB/XF VALUE		63,727	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		1,097,317	
SOH/AGL Deduction		271,514	
ASSESSED VALUE		825,803	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		775,081	
TOTAL JUST VALUE		1,097,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,025,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006405	SWIM POOL	218,488	08/01/2022
B2109717	NEW CONSTR	523,063	07/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1086	6/21/2022	SW	Q	I	01	904,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: THADY RYAN & KRISTE						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W35 BAS=[YR=2022] N3 W16 S73 E11 FOP=[YR=2022] S1 E8 N5 W6 S4 W2\$ E2 N4 E15 FGR=[YR=2022] S5 E20 N2 E12 N35 W23 S14 W9 S18\$ N18 E9 N14 E14 N24 W35 N10\$ S10 E35 N10\$ PTR=E15 FUS=[YR=2022] E15 FOP=[YR=2022] N8 E25 S8 W25\$ E25 S25 W40 N25\$ W15\$.									