LOT 429
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

FF FLORIDA RESIDENTIAL LLC
2379 BEVILLE RD
DAYTONA BEACH, FL 32119

2025

27-2N-28-006C-0429-0000

BUILDING CHARACTERISTICS

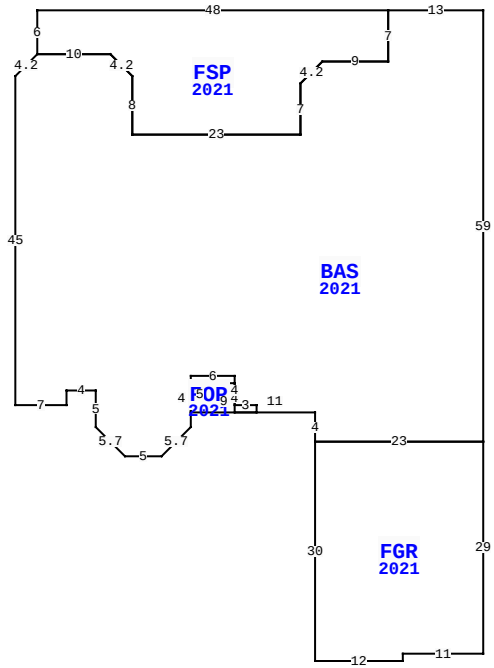
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,047	100	2021	3,047	636,277
FGR	679	55	2021	373	77,890
FOP	33	30	2021	10	2,088
FSP	562	40	2021	225	46,984
TOTALS	4,321			3,655	763,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,655	133.5024	210.93	770,949	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 3047 HX Base Yr



95359 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	763,240
TOTAL MARKET OB/XF VALUE	18,216
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	981,456
SOH/AGL Deduction	184,144
ASSESSED VALUE	797,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	797,312
TOTAL JUST VALUE	981,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106143	CO ISSUED	0	10/25/2021
B2106143	NEW CONSTR	455,331	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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=2021] W13 FSP=[YR=2021] W48 S6 E10 D3 R3 S8 E23 N7 U3 R3 E9 N7$ S7 W9 D3 L3 S7 W23 N8 U3 L3 W10 D3 L3 S45 E7 N2 E4 S5 D4 R4 E5 U4 R4 N2 FOP=[YR=2021] E9 N1 W3 N4 W6S5$ N4 E6 S4 E11 S4 FGR=[YR=2021] S30 E12 N1 E11 N29 W23 $ E23 N59$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	1,490.00	SF	10.00	10.00	100	2021	2021	3	99	14,751	

LAND DESCRIPTION

TOTAL OB/XF 18,216

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS