LOT 438
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

ANDERSON JON E & KIMBERLY D
95458 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0438-0000

BUILDING CHARACTERISTICS

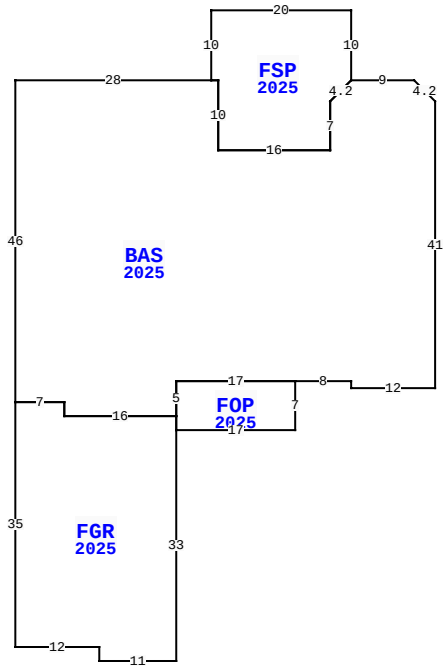
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,524	100	2025	2,524	466,420
FGR	795	55	2025	437	80,755
FOP	119	30	2025	36	6,653
FSP	365	40	2025	146	26,980
TOTALS	3,803			3,143	580,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,143	128.5240	203.07	638,249	2024	2024	9	0	0	0.00	91.00

1 SFR CUST – 100% - 2025 Heated Area: 2524 HX Base Yr 2025



95458 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		580,807
TOTAL MARKET OB/XF VALUE		5,968
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		786,775
SOH/AGL Deduction		0
ASSESSED VALUE		786,775
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		736,053
TOTAL JUST VALUE		786,775
NCON VALUE		586,775
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003601	PRIVATE PROVIDER	492,344	03/28/2024
B230006806	HTD 2524	492,344	05/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1356	12/10/2024	SW	Q	I	01	790,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ANDERSON JON E & KI						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] U3L3 W9 D3L3 S7 W16 N10 W1 W28 S46 E7 S2 E16 N5 E17 E8 S1 E12 N41 $
FGR=[YR=2025;ORIG=-70,43] E7 S2 E16 S2 S33 W11 N2 W12 N35 $
FSP=[YR=2025;ORIG=-42,-13] S10 E1 S10 E16 N7 U3R3 N10 W20 $
FOP=[YR=2025;ORIG=-47,40] E17 S7 W17 N2 N5 $
.

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	0812	CONCRETE C	0	100	0	0	1,492.00	SF	4.00	4.00	100	2025	2024		100	5,968	

LAND DESCRIPTION

TOTAL OB/XF 5,968

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	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 02/07/2025 BY KWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS