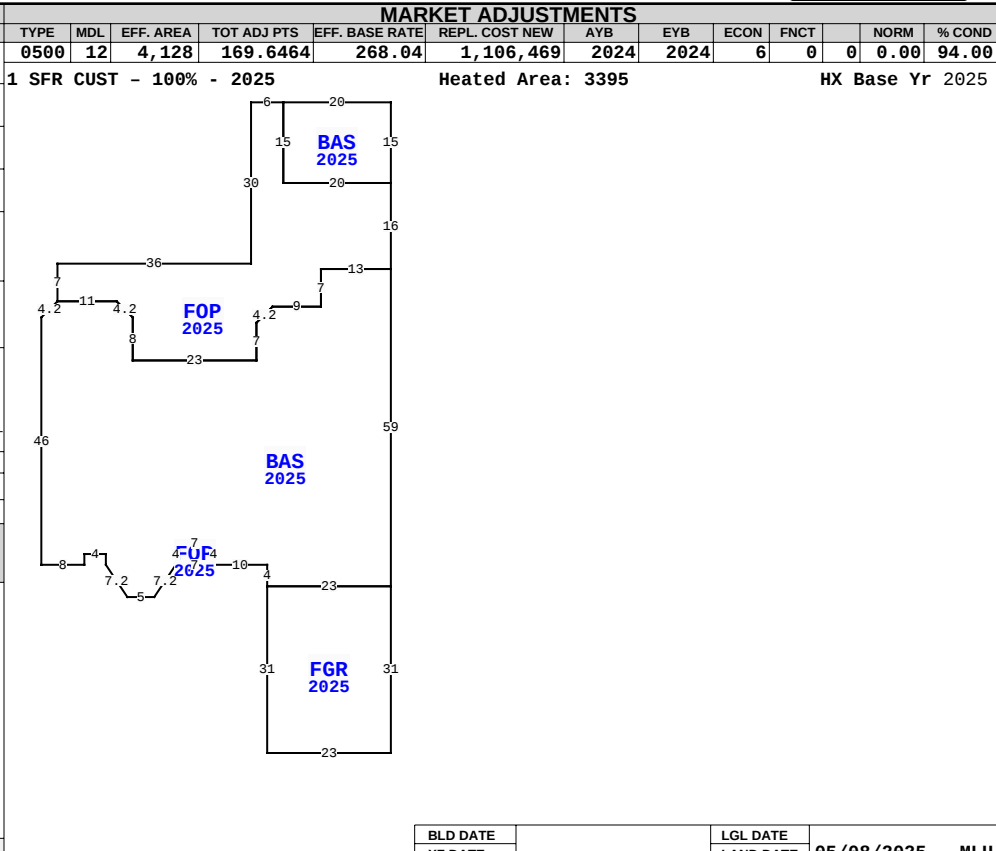




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	300	100	2025	300	75,587
BAS	3,095	100	2025	3,095	779,809
FGR	713	55	2025	392	98,768
FOP	28	30	2025	8	2,015
FOP	1,110	30	2025	333	83,902
TOTALS	5,246			4,128	1,040,081



95525 WILD CHERRY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,775.00	SF	10.00
2	0912	SCRN RM G	0	100	36	30	1,080.00	SF	20.00
3	0861	POOL GUNIT	0	100	0	0	485.00	SF	85.00
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
5	0855	CONC PAVER	0	100	0	0	595.00	SF	10.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	2025	2024		100	17,750	
20.00	100	2025	2024		100	21,600	
85.00	100	2025	2024		100	41,225	
2,000.00	100	2025	2024		100	2,000	
10.00	100	2025	2024		100	5,950	

LAND DESCRIPTION										TOTAL OB/XF										88,525		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,040,081	
TOTAL MARKET OB/XF VALUE		88,525	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		1,328,606	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,328,606	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,277,884	
TOTAL JUST VALUE		1,328,606	
NCON VALUE		1,128,606	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240009140	3374 HTD (SFR 308	641,619	08/06/2024
B2400006071	POOL SCREEN ENCL0	10,656	05/20/2024
SP240001962	IN GROUND SWIMMIN	102,075	02/16/2024
B240001327	H-3374	641,619	02/02/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2731/649	8/08/2024	SW	Q	I	02	1,331,700	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: ROUNDS DOUGLAS & ME							
2638/584	5/10/2023	SW	U	V	30	7,893,600	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES									
BAS=[YR=2025;ORIG=30,0] U3R3 E11 D3R3 S8 E23 N7 U3R3 E9 N7 E13 S59 W23 N4 W10 N4 W7 S4 D6L4 W5 U6L4 N2 W4 S2 W8 N46 \$									
FOP=[YR=2025;ORIG=55,42] E7 S4 W7 N4 \$									
FGR=[YR=2025;ORIG=72,50] E23 S31 W23 N31 \$									
FOP=[YR=2025;ORIG=33,-3] E11 D3R3 S8 E23 N7 U3R3 E9 N7 E13 N16 W20 N15 W6 S30 W36 S7 \$									
BAS=[YR=2025;LABEL=guest cabana;ORIG=75,-25] E20 N15 W20 S15 \$									
.									