

CASPER MICHAEL J REVOCABLE TRUST/CASPER MICHAEL J
95447 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0488-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																											
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																					
Exterior Wall		31	HARDIE BRD 100							0500		11	3,029		132.0292		208.61		631,880		2023		2023		0		0		0.00		100.00		VALUATION BY				STANDARD																				
Roof Structure		08	IRREGULAR 100							1 SFR CUST - 100% - 2024																				Heated Area: 2526										HX Base Yr 2024										Tax Group: 4				Tax Dist:			
Roof Cover		03	COMP SHNGL 100																											BUILDING MARKET VALUE				631,880																							
Interior Wall		05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE				71,697																							
Interior Floor		13	LVT/LAMNT 100																											TOTAL LAND VALUE - MARKET				200,000																							
Air Condition		03	CENTRAL 100																											TOTAL MARKET VALUE				903,577																							
Heating Type		04	AIR DUCTED 100																											SOH/AGL Deduction				41,406																							
Bedrooms			4 100																											ASSESSED VALUE				862,171																							
Bathrooms			3 100																											TOTAL EXEMPTION VALUE				HX HB 50,722																							
Frame		02	WOOD FRAME 100																											BASE TAXABLE VALUE				811,449																							
Stories		1.	1. 100																											TOTAL JUST VALUE				903,577																							
Units			0 100																											NCON VALUE				0																							
																														INCOME VALUE																											
																														PREVIOUS YEAR MKT VALUE				837,873																							
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	2,526	100	2024	2,526	526,949																																																				
FGR	594	55	2024	327	68,215																																																				
FOP	132	30	2024	40	8,344																																																				
FOP	455	30	2024	136	28,371																																																				
TOTALS		3,707			3,029	631,880																																																			
EXTRA FEATURES										95447 WILD CHERRY DR, FERNANDINA BEACH																																															
L N	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	0855	CONC PAVER	0 100	0	0	721.00	SF	10.00	10.00	100	2024	2023		100	7,210																																										
2	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000																																										
3	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2024	2023		98	31,987																																										
4	0912	SCRN RM G	0 100	0	0	1,000.00	SF	20.00	20.00	100	2024	2023		97	19,400																																										
5	0855	CONC PAVER	0 100	0	0	616.00	SF	10.00	10.00	100	2024	2023		100	6,160																																										
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																																										
LAND DESCRIPTION										TOTAL OB/XF										71,697																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		12/06/2023		BY	DJ		Total Acres: 0.00		Total Land Value: 200,000		Market: 0		Agricultural: 0		Common: 200,000		PRINTED 07/30/2025 BY SYS																																								