LOT 294
IN OR 2115/103
PT OR 1599/347

KEARNEY STEPHEN G & VIRGINIA S
95068 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0294-0000

BUILDING CHARACTERISTICS

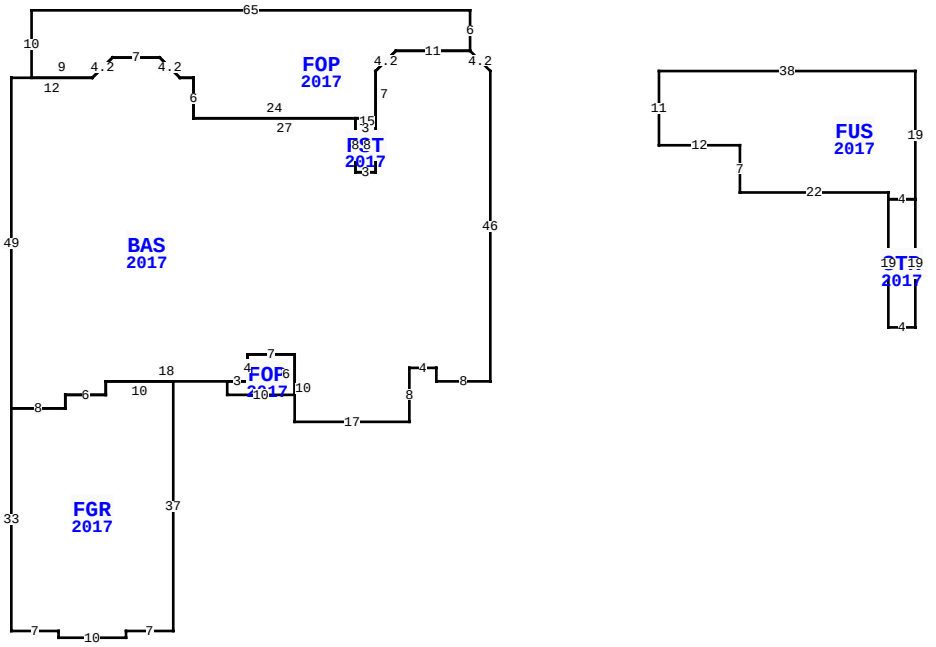
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	3,232	100	2017	3,232	654,332
FGR	854	55	2017	470	95,153
FOP	48	30	2017	14	2,834
FOP	755	30	2017	226	45,755
FST	24	55	2017	13	2,632
FUS	604	100	2017	604	122,283
STR	76	10	2017	8	1,620
TOTALS	5,593			4,567	924,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,567	127.0418	210.89	963,135	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2025 Heated Area: 3836 HX Base Yr



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

95068 WILD CHERRY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		924,610
TOTAL MARKET OB/XF VALUE		62,008
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,186,618
SOH/AGL Deduction		0
ASSESSED VALUE		1,186,618
TOTAL EXEMPTION VALUE	13	1,186,618
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,186,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,166,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633255	CO ISSUED	0	04/07/2017
B1701362	SCRN ENCLSRE	20,177	03/01/2017
B1633255	NEW CONSTR	483,445	10/21/2016
B1633281	SWIM POOL	41,700	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0103	4/11/2017	WD	Q	I	02	635,800
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: KEARNEY STEPHEN G &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] L3 U3 FOP=[YR=2017] N6 W65 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 FST=[YR=2017] E3 S8 W3 N8 $ S8 E3 N15 U3 R3 E11$ W11 D3 L3 S7 W27 N6 W2 U3 L3 W7 L3 D3 W12 S49 FGR=[YR=2017] S33 E7 S1 E10 N1 E7 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E18 FOP=[YR=2017] S2 E10 N6 W7 S4 W3$ E3 N4 E7 S10 E17 N8 E4 S2 E8 N46$ PTR= E25 FUS=[YR=2017] E38 S19 STR=[YR=2017] S19 W4 N19 E4$ W4 N1 W22 N7 W12 N11$ W25$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0860	POOL/SPA	0	100	20	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	882.00	SF	18.00	18.00	100	2017	2017	3	70	11,113	

LAND DESCRIPTION

TOTAL OB/XF 62,008

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS