

LOT 302
IN OR 2104/742
AMELIA NATIONAL #1B PB 7/191

KEATING DENNIS M & JOANNE H
95214 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0302-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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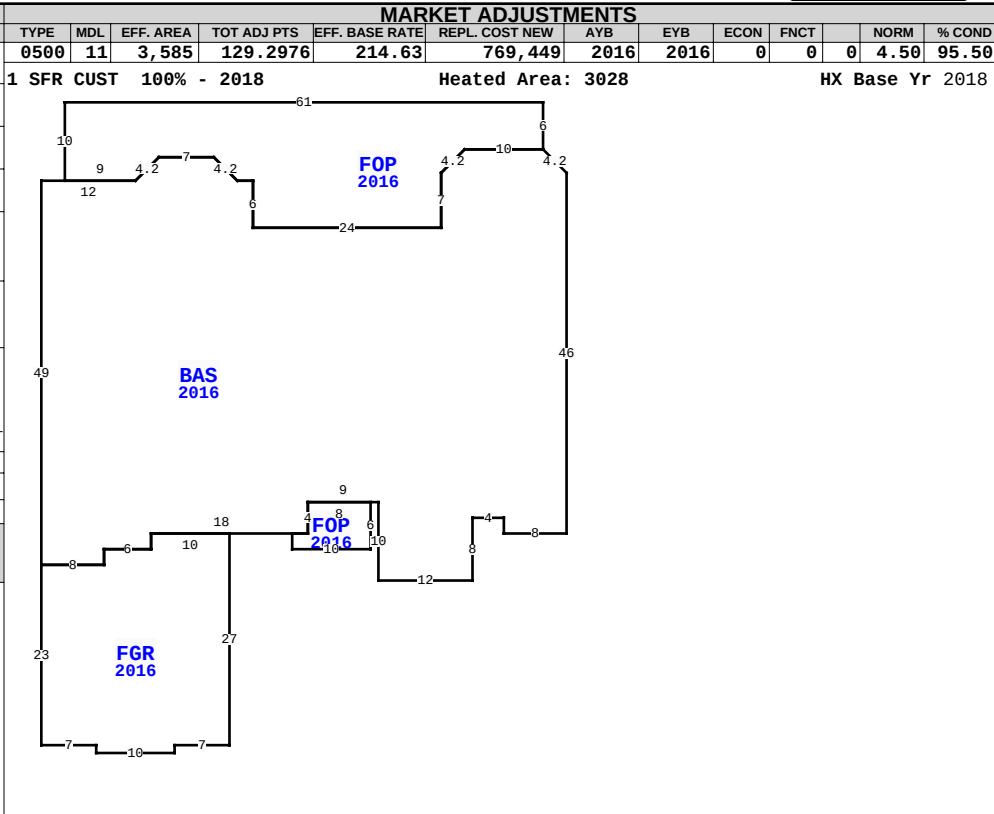
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,028	100	2016	3,028	620,655
FGR	614	55	2016	338	69,280
FOP	52	30	2016	16	3,279
FOP	677	30	2016	203	41,609
TOTALS	4,371			3,585	734,824

EXTRA FEATURES	
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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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360

LAND DESCRIPTION			TOTAL OB/XF 3,360													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
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95214 WILD CHERRY DR, FERNANDINA BEACH	BLD DATE 11/30/2016	KK	LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

95214 WILD CHERRY DR, FERNANDINA BEACH											CAND DATE		AG DATE		03/03/2016		REMARKS	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360									

TOTAL OB/XF													3,360	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2		

REVIEW DATE	01/01/2023	BY	CD
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Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			734,824
TOTAL MARKET OB/XF VALUE			3,360
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			938,184
SOH/AGL Deduction			587,632
ASSESSED VALUE			350,552
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			299,141
TOTAL JUST VALUE			938,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			934,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632318	CO ISSUED	0	10/19/2016
B1632318	NEW CONSTR	386,475	05/16/2016

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2104/0742	2/28/2017	WD Q	I 01
			SALE PRICE
			427,000

GRANTOR: AMELIA NATIONAL CONST			
GRANTEE: KEATING DENNIS M &			
2046/1895	5/16/2016	SW U V	37
GRANTOR: AMELIA NATIONAL ENTER			
GRANTEE: AMELIA NATIONAL CON			

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2016] U3 L3 FOP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2016] S23 E7 S1 E10 N1 E7 N27 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E18 FOP=[YR=2016] S2 E10 N6 W8 S4 W2\$ E2 N4 E9 S10 E12 N8 E4 S2 E8 N46\$.															

OTHER ADJUSTMENTS AND NOTES															

Common: 200,000	PRINTED 07/09/2026 BY SYS
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