LOT 310
(EX OR 2171/1622)
AMELIA NATIONAL #1B PB 7/191

SAFILLE LORI M & EDUARDO F
95335 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0310-0000

BUILDING CHARACTERISTICS

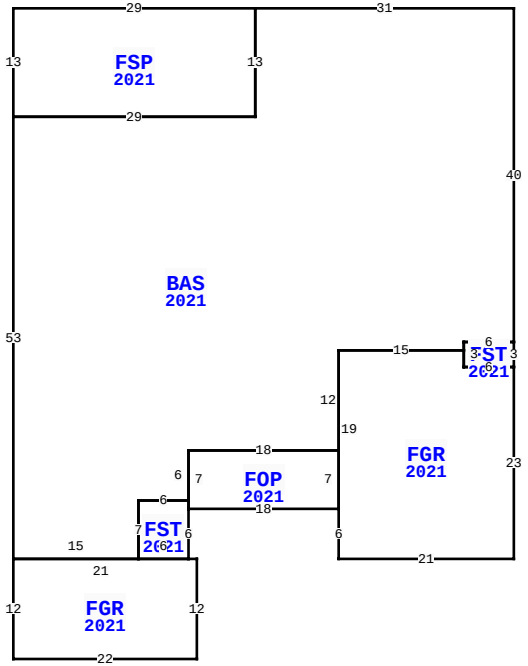
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,776	100	2021	2,776	596,337
FGR	264	55	2021	145	31,149
FGR	513	55	2021	282	60,578
FOP	126	30	2021	38	8,163
FSP	377	40	2021	151	32,438
FST	18	55	2021	10	2,148
FST	42	55	2021	23	4,941
TOTALS	4,116			3,425	735,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,425	131.3788	218.09	746,958	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 2776 HX Base Yr 2023



95335 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	735,754
TOTAL MARKET OB/XF VALUE	53,465
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	989,219
SOH/AGL Deduction	240,746
ASSESSED VALUE	748,473
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	697,062
TOTAL JUST VALUE	989,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	976,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005914	SWIM POOL	64,000	04/18/2022
C2100960	CO ISSUED	0	09/08/2021
B2100960	NEW CONSTR	391,137	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1201	9/10/2021	WD	Q	I	01	625,200
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: SAFILLE LORI M & ED						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W31 FSP=[YR=2021] W29 S13 E29 N13$ S13 W29 S53
FGR=[YR=2021] S12 E22 N12 W1 FST=[YR=2021] N6 FOP=[YR=2021]
E18 FGR=[YR=2021] S6 E21 N23 FST=[YR=2021] N3 W6 S3 E6$ W6 N2
W15 S19$ N7 W18 S7$ N1 W6 S7 E6$ W21$ E15 N7 E6 N6 E18 N12
E15 N1 E6 N40$.

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	2021	2021	3	99	3,465	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 53,465

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	000140	C	RES GOLF	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS