

DAVIS TROY R
95153 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 80

Exterior Wall

10ABOVE AVG 20

Roof Structur

08IRREGULAR 100

Roof Cover

03COMP SHNGL 90

Roof Cover

13STAND SEAM 10

Interior Wall

05DRYWALL 100

Interior Floo

12HARDWOOD 70

Interior Floo

14CARPET 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

3100

Frame

02WOOD FRAME 100

Stories

1.1.100

Units

0100

Occupancy

00NONE 100

Quality

02Quality Level 02

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4042.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

3,077

100

2019

3,077

622,621

FGR

630

55

2019

346

70,012

FOP

79

30

2019

24

4,856

FSP

579

40

2019

232

46,944

TOTALS

4,365

3,679

744,434

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD

CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0500

FP-PRE FAB

0

100

0

0

1.00

UT

3,500.00

3,500.00

100

2019

2019

3

98

3,430

LAND DESCRIPTION

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

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

3,679

125.5338

208.39

766,667

2019

2019

2019

0

0

2.90

97.10

1

SFR CUST

100% - 2020

Heated Area:

3077

HX Base Yr

2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

95153 WILD CHERRY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY

Tax Group:

4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

744,434

TOTAL MARKET OB/XF VALUE

3,430

TOTAL LAND VALUE - MARKET

200,000

TOTAL MARKET VALUE

947,864

SOH/AGL Deduction

467,739

ASSESSED VALUE

480,125

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

428,714

TOTAL JUST VALUE

947,864

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

952,188

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2290/1608

7/12/2019

WD Q

I

01

534,700

GRANTOR: FF FLORIDA RESIDENTIA

GRANTEE: DAVIS TROY R

2085/1915

8/29/2016

WD U

V

11

100

GRANTOR: FF FLORIDA SOUTHERN H

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FSP=[YR=2019] W49 S6 E10 D3 R3 S8 E24 N7 U3 R3 E9 N7\$ S7 W9 D3 L3 S7 W24 N8 U3 L3 W10 D3 L3 S46 E12 S3 E13 FOP=[YR=2019] E17 N3 W10 N4 W7 S7\$ N7 E7 S4 E10 S4 FGR=[YR=2019] S27 E7 S1 E9 N1 E7 N27 W23\$ E23 N59\$.