LOT 363
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

DUSENBERY HOLLY LOUISE & JACK BRIAN
95374 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0363-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

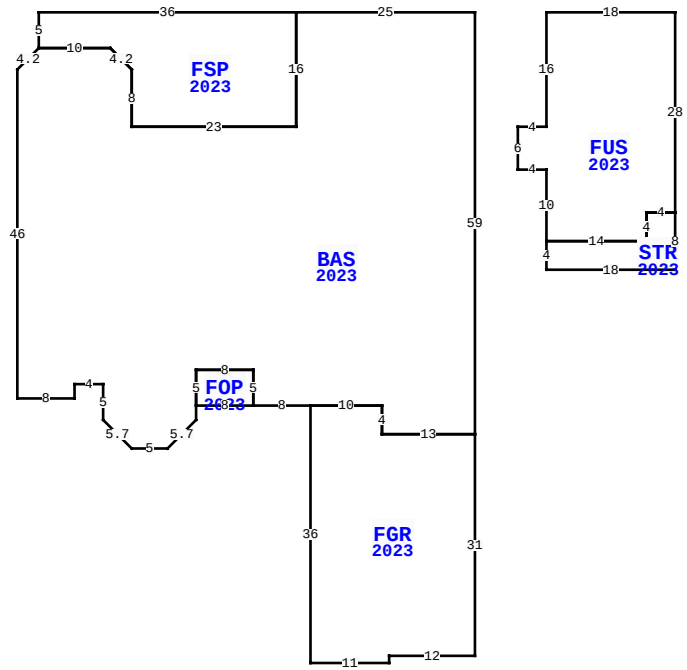
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	3,117	100	2023	3,117	642,520
FGR	764	55	2023	420	86,576
FOP	40	30	2023	12	2,474
FSP	438	40	2023	175	36,074
FUS	584	100	2023	584	120,382
STR	88	10	2023	9	1,856
TOTALS	5,031			4,317	889,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,317	124.8007	207.17	894,353	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 3701 HX Base Yr 2024



95374 WILD CHERRY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		889,881
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,093,346
SOH/AGL Deduction		7,635
ASSESSED VALUE		1,085,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,034,300
TOTAL JUST VALUE		1,093,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,106,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013583	CO		03/20/2023
22013583	NEW CONSTR	599,283	09/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1066	3/27/2023	SW	Q	I	01	1,301,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DUSENBERY HOLLY LOU						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

EXTRA FEATURES

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] W25 S16 W23 N8 U3L3 W10 D3L3 S46 E8 N2 E4 S5 D4R4 E5 U4R4 N2 N5 E8 S5 E8 E10 S4 E13 N59 $
FSP=[YR=2023;ORIG=-21,0] E36 S16 W23 N8 U3L3 W10 N5 $
FGR=[YR=2023;ORIG=40,59] W13 N4 W10 S36 E11 N1 E12 N31 $
FOP=[YR=2023;ORIG=1,50] E8 S5 W8 N5 $
FUS=[YR=2023;ORIG=50,0] E18 S28 W4 S4 W14 N10 W4 N6 E4 N16 $
STR=[YR=2023;ORIG=68,28] W4 S4 W14 S4 E18 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	000135	C	RES NATURAL	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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS