LOT 364
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

HORAK JOSEPH/EVERSTINE DOROTHY
95380 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0364-0000

BUILDING CHARACTERISTICS

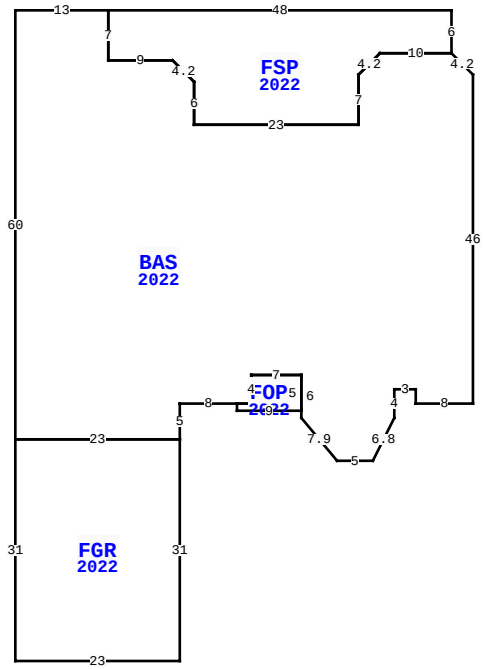
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100	2022	3,120	659,601
FGR	713	55	2022	392	82,873
FOP	37	30	2022	11	2,326
FSP	539	40	2022	216	45,665
TOTALS	4,409			3,739	790,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,739	129.2976	214.63	802,502	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 3120 HX Base Yr 2023



95380 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		790,464
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		992,444
SOH/AGL Deduction		249,072
ASSESSED VALUE		743,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		691,961
TOTAL JUST VALUE		992,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		988,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004467			03/08/2023
22004467	NEW CONSTR	519,881	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1936	12/09/2022	SW	Q	I	01	861,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HORAK JOSEPH & DORO						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 FSP=[YR=2022] N6 W48 S7 E9 D3 R3 S6 E23 N7 U3 R3 E10$ W10 D3 L3 S7 W23 N6 U3 L3 W9 N7 W13 S60 FGR=[YR=2022] S31 E23 N31 W23$ E23 N5 E8 FOP=[YR=2022] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S6 D6 R5 E5 U6 R3 N4 E3 S2 E8 N46$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	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 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