LOT 365
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

BALDREE MARY ANN
387 LAKEVIEW CIR
NASHVILLE, GA 31639

2026

27-2N-28-006C-0365-0000

BUILDING CHARACTERISTICS

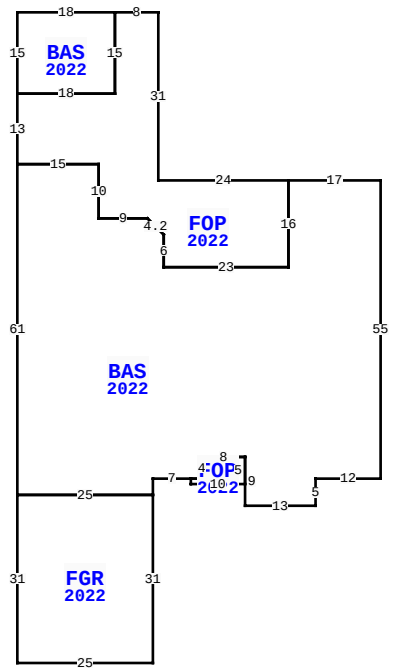
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	270	100	2022	270	54,379
BAS	3,382	100	2022	3,382	681,145
FGR	775	55	2022	426	85,797
FOP	42	30	2022	13	2,618
FOP	948	30	2022	284	57,198
TOTALS	5,417			4,375	881,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,375	123.1771	204.47	894,556	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 0% - 2026 Heated Area: 3652 HX Base Yr



95386 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	881,138
TOTAL MARKET OB/XF VALUE	70,088
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,151,226
SOH/AGL Deduction	0
ASSESSED VALUE	1,151,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,151,226
TOTAL JUST VALUE	1,151,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,159,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012640	CO ISSUED	0	11/01/2022
22005069	NEW CONSTR	8,280	04/01/2022
21018071	NEW CONSTR	618,497	12/30/2021
21017364	SWIM POOL	106,950	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2808/679	7/31/2025	WD	Q	I	02	1,400,000
GRANTOR: QUEEN JOHNATHAN SCOTT						
GRANTEE: BALDREE MARY ANN						
2726/30	7/15/2024	WD	Q	I	01	1,430,000
GRANTOR: MCKENZIE STACY H & RO						
GRANTEE: QUEEN JOHNATHAN SCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W24 N31 W8 BAS=[YR=2022] W18 S15 E18 N15$ S15 W18 S13 E15 S10 E9 D3 R3 S6 E23 N16$ S16 W23 N6 U3 L3 W9 N10 W15 S61 FGR=[YR=2022] S31 E25 N31 W25$ E25 N3 E7 FOP=[YR=2022] S1 E10 N5 W8 S4 W2$ E2 N4 E8 S9 E13 N5 E12 N55$.

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
3	0911	SCRN RM A	0	0	0	0	1,240.00	SF	18.00	18.00	100	2022	2022	3	90	20,088	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 70,088

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	0		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