LOT 430
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

DE SEVILLA-PIERCE CYNTHIA LIVING TRUST/DE SEVILLA-
4697 GLENSHIRE PL
DUNWOODY, GA 30338

2026

27-2N-28-006C-0430-0000

BUILDING CHARACTERISTICS

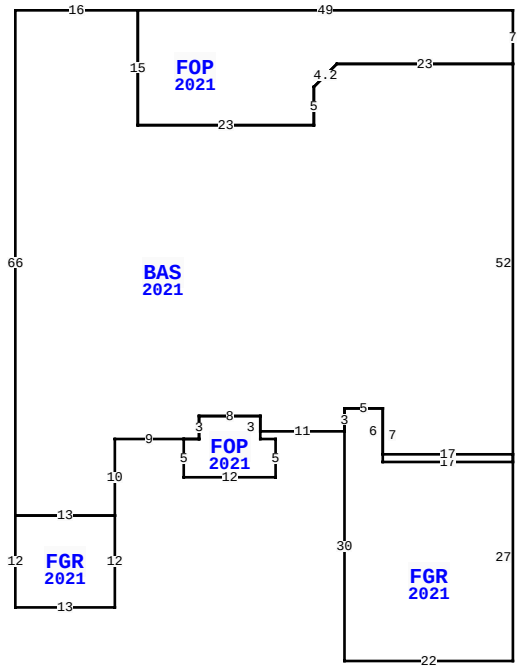
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,235	100	2021	3,235	680,441
FGR	156	55	2021	86	18,089
FGR	624	55	2021	343	72,146
FOP	84	30	2021	25	5,259
FOP	532	30	2021	160	33,654
TOTALS	4,631			3,849	809,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,849	129.2976	214.63	826,111	2021	2021	0	0	0	2.00	98.00

1 SFR CUST 0% - 0 Heated Area: 3235 HX Base Yr



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

95355 WILD CHERRY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	809,589
TOTAL MARKET OB/XF VALUE	3,465
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,013,054
SOH/AGL Deduction	105,697
ASSESSED VALUE	907,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	907,357
TOTAL JUST VALUE	1,013,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,013,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104569	CO ISSUED	0	11/24/2021
B2104569	NEW CONSTR	471,344	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1396	6/04/2024	SW	U	I	11	100
GRANTOR: DESEVILLA-PIERCE CYNT						
GRANTEE: DE SEVILLA-PIERCE C						
2520/0358	12/07/2021	SW	Q	I	01	767,100
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DESEVILLA PIERCE CY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W49 BAS=[YR=2021] W16 S66 FGR=[YR=2021] S12 E13 N12 W13$ E13 N10 E9 FOP=[YR=2021] S5 E12 N5 W2 N3 W8 S3 W2$ E2 N3 E8 S2 E11 FGR=[YR=2021] S30 E22 N27 W17 N6 W5 S3$ N3 E5 S7 E17 N52 W23 D3 L3 S5 W23 N15$ S15 E23 N5 U3 R3 E23 N7$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	000134	C	RES POND	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