LOT 434
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

POPE JEFF & BETTE
3890 N ANDERSON RD
SCALES MOUND, IL 61075

2026

27-2N-28-006C-0434-0000

BUILDING CHARACTERISTICS

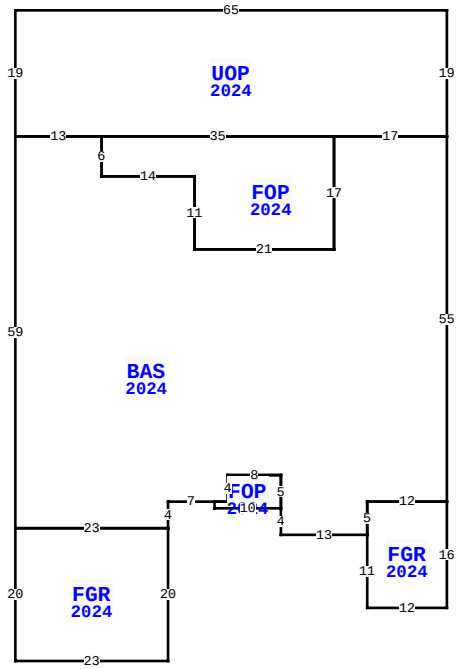
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,259	100	2024	3,259	688,102
FGR	192	55	2024	106	22,381
FGR	460	55	2024	253	53,419
FOP	42	30	2024	13	2,745
FOP	441	30	2024	132	27,870
UOP	1,235	20	2024	247	52,151
TOTALS	5,629			4,010	846,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,010	127.8314	212.20	850,922	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 3259 HX Base Yr



95418 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	846,667
TOTAL MARKET OB/XF VALUE	69,500
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,116,167
SOH/AGL Deduction	0
ASSESSED VALUE	1,116,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,116,167
TOTAL JUST VALUE	1,116,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,112,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001417	CO		10/18/2023
B230008062	POOL		06/23/2023
B23001417	HTD 3248	600,000	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/0098	3/26/2026	SW	Q	I	01	1,487,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: POPE JEFF & BETTE						
2638/584	5/10/2023	SW	U	V	30	7,893,600
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W17 S17 W21 N11 W14 N6 W13 S59 E23 N4 E7 E2 N4 E8 S5 S4 E13 N5 E12 N55 $
FOP=[YR=2024;ORIG=28,10] E35 S17 W21 N11 W14 N6 $
UOP=[YR=2024;ORIG=80,-9] W65 S19 E13 E35 E17 N19 $
FOP=[YR=2024;ORIG=47,61] E8 S5 W10 N1 E2 N4 $
FGR=[YR=2024;ORIG=68,65] E12 S16 W12 N11 N5 $
FGR=[YR=2024;ORIG=15,69] E23 S20 W23 N20 $
.

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	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		99	9,900	
2	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 69,500

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 12/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS