LOT 451
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WHITTINGTON SCOT C & GWENDOLYNNE SUE
95565 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0451-0000

BUILDING CHARACTERISTICS

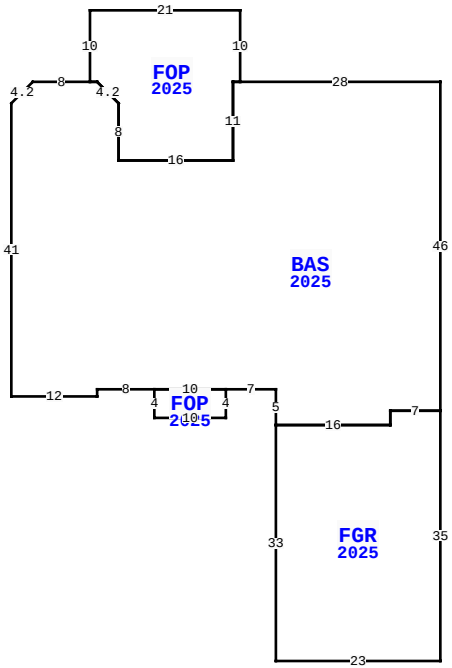
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,508	100	2025	2,508	525,915
FGR	773	55	2025	425	89,120
FOP	40	30	2025	12	2,516
FOP	391	30	2025	117	24,534
TOTALS	3,712			3,062	642,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,062	126.5129	210.01	643,051	2024	2024	0	0	0	0.15	99.85

1 SFR CUST 100% - 2025 Heated Area: 2508 HX Base Yr 2025



95565 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		642,086
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		842,086
SOH/AGL Deduction		0
ASSESSED VALUE		842,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		790,675
TOTAL JUST VALUE		842,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		846,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240014051	HTD 2521/ FGR 777	481,974	12/19/2024
B240006779	H2521 G777 P450	481,974	06/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/40	12/27/2024	SW	Q	I	02	877,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WHITTINGTON SCOT C						
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=2025;ORIG=30,3] U3R3 E8 E1 D3R3 S8 E16 N11 E1 E28 S46 W7 S2 W16 N5 W7 W10 W8 S1 W12 N41 $
FOP=[YR=2025;ORIG=50,43] E10 S4 W10 N4 $
FOP=[YR=2025;ORIG=41,-10] S10 E1 D3R3 S8 E16 N11 E1 N10 W21 $
FGR=[YR=2025;ORIG=67,48] E16 N2 E7 S35 W23 N33 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 02/07/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS