LOT 452
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

HURLEY SCOTT W/MESSICK-HURLEY MARJORIE
95557 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0452-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

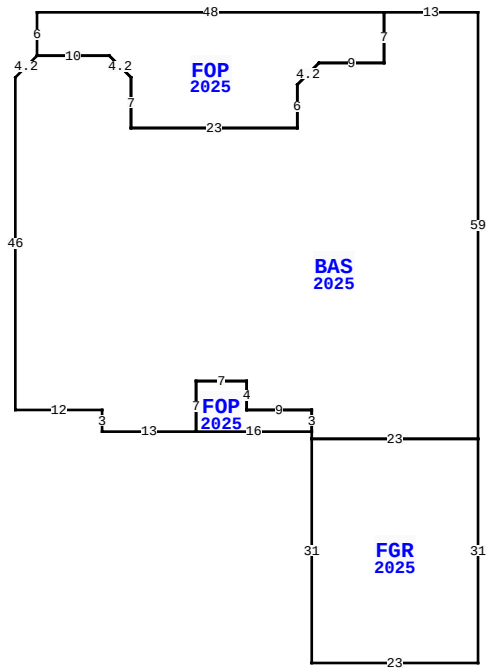
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,062	100	2025	3,062	630,772
FGR	713	55	2025	392	80,752
FOP	76	30	2025	23	4,738
FOP	539	30	2025	162	33,372
TOTALS	4,390			3,639	749,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,639	124.0947	206.00	749,634	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3062 HX Base Yr 2025



95557 WILD CHERRY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		749,634
TOTAL MARKET OB/XF VALUE		62,120
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,011,754
SOH/AGL Deduction		0
ASSESSED VALUE		1,011,754
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		960,343
TOTAL JUST VALUE		1,011,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		988,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005466	PRIVATE PROVIDER	576,938	05/06/2024
B240001885	POOL SCR ENC	5,994	02/16/2024
SP230013630	POOL	84,000	10/24/2023
B230011488	H3070 G721	576,938	09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1405	5/21/2024	SW	Q	I	01	1,196,700
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HURLEY SCOTT W						
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=-10,-10] W13 S7 W9 D3L3 S6 W23 N7 U3L3 W10 D3L3 S46 E12 S3 E13 N7 E7 S4 E9 S3 S1 E23 N59 $
FOP=[YR=2025;ORIG=-49,48] N7 E7 S4 E9 S3 W16 $
FGR=[YR=2025;ORIG=-33,49] E23 S31 W23 N31 $
FOP=[YR=2025;ORIG=-71,-4] E10 D3R3 S7 E23 N6 U3R3 E9 N7 W48 S6 $
.

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
2	0912	SCRN RM G	0	100	0	0	595.00	SF	21.00	21.00	100	2025	2024		97	12,120	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 62,120

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 06/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS