LOT 454
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WHITE ROBERT BRADFORD & KIMBERLY ANN
404 ABBEY LN
SCHWENKSVILLE, PA 19473

2026

27-2N-28-006C-0454-0000

BUILDING CHARACTERISTICS

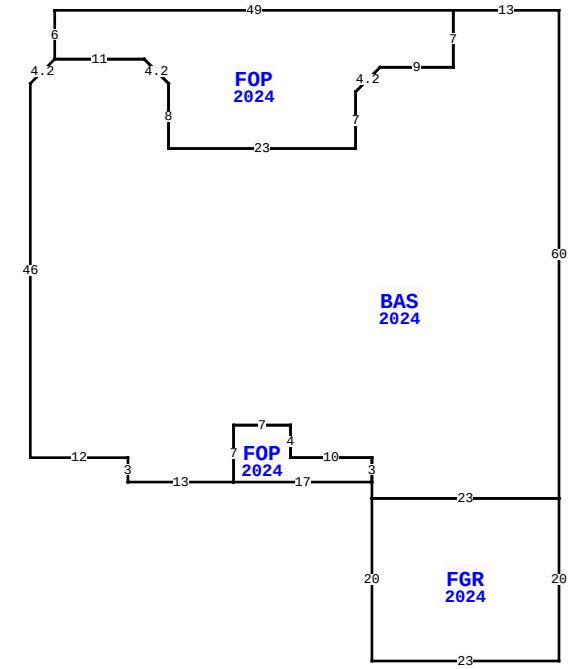
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,111	100	2024	3,111	627,973
FGR	460	55	2024	253	51,069
FOP	79	30	2024	24	4,845
FOP	568	30	2024	170	34,316
TOTALS	4,218			3,558	718,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,558	122.2128	202.87	721,811	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 3111 HX Base Yr



95541 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	718,202
TOTAL MARKET OB/XF VALUE	86,890
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,005,092
SOH/AGL Deduction	67,626
ASSESSED VALUE	937,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	937,466
TOTAL JUST VALUE	1,005,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	995,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006815	POOL ENCLOSURE ON	23,976	06/07/2024
SP230012571	POOL	160,000	09/28/2023
B230007370	HTD 3070	568,437	06/08/2023
230004066		568,437	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/257	12/14/2023	SW	Q	I	01	881,100
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WHITE ROBERT BRADFO						
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] W13 S7 W9 D3L3 S7 W23 N8 U3L3 W11 D3L3 S46 E12 S3 E13 N7 E7 S4 E10 S3 S2 E23 N60 $
FOP=[YR=2024;ORIG=18,10] S6 E11 D3R3 S8 E23 N7 U3R3 E9 N7 W49 $
FGR=[YR=2024;ORIG=57,70] E23 S20 W23 N20 $
FOP=[YR=2024;ORIG=40,61] E7 S4 E10 S3 W17 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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	
3	0912	SCRN RM G	0	0	0	0	1,568.00	SF	21.00	21.00	100	2025	2024		97	31,940	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 86,890

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 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