

LOT 455
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

NICHOLS SCOTT & ERICA
95533 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0455-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Interior Floor	01	NONE 0			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 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	3,116	100	2024	3,116	891,154
FGR	667	55	2024	367	104,960
FOP	37	30	2024	11	3,146
FOP	568	30	2024	170	48,619
TOTALS	4,388			3,664	1,047,878

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	12	3,664	173.1510	287.43	1,053,144	2023	2023	0	0	99.50
1 SFR CUST		100% - 2024		Heated Area: 3116				HX Base Yr 2024		

EXTRA FEATURES							95533 WILD CHERRY DR, FERNANDINA BEACH					INC DATE		AG DATE			
L N	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	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		99	9,900	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2024	2023	05	100	60,000	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	