LOT 482
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

MOORE ANGELA GAIL FOX & KEITH LANDON
95501 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0482-0000

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 50
Interior Floo	14	CARPET 50
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

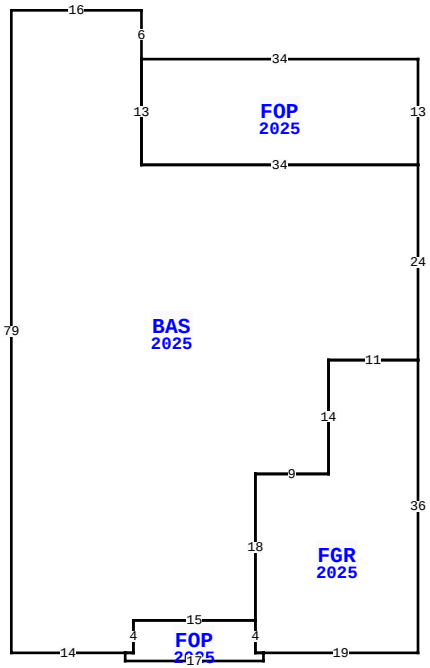
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,650	100	2025	2,650	430,599
FGR	594	55	2025	327	53,134
FOP	77	30	2025	23	3,737
FOP	442	30	2025	133	21,611
TOTALS	3,763			3,133	509,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,133	97.8880	162.49	509,081	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2650 HX Base Yr 2026



95501 WILD CHERRY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		509,081
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		709,081
SOH/AGL Deduction		0
ASSESSED VALUE		709,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		657,670
TOTAL JUST VALUE		709,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011170	CO	498,495	10/02/2024
B240003564	H2674/ G585/ P559	498,495	03/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/292	12/11/2025	SW	Q	I	02	785,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MOORE ANGELA GAIL F						
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,-6] E16 S6 S13 E34 S24 W11 S14 W9 S18 W15 S4 W1 W14 N79 $
FGR=[YR=2025;ORIG=80,37] S36 W19 W1 N4 N18 E9 N14 E11 $
FOP=[YR=2025;ORIG=46,13] E34 N13 W34 S13 $
FOP=[YR=2025;ORIG=44,74] N1 E1 N4 E15 S4 E1 S1 W17 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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