LOT 484
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

DONNELLY FAMILY REVOCABLE TRUST/DONNELLY PETER MIC
95479 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0484-0000

BUILDING CHARACTERISTICS

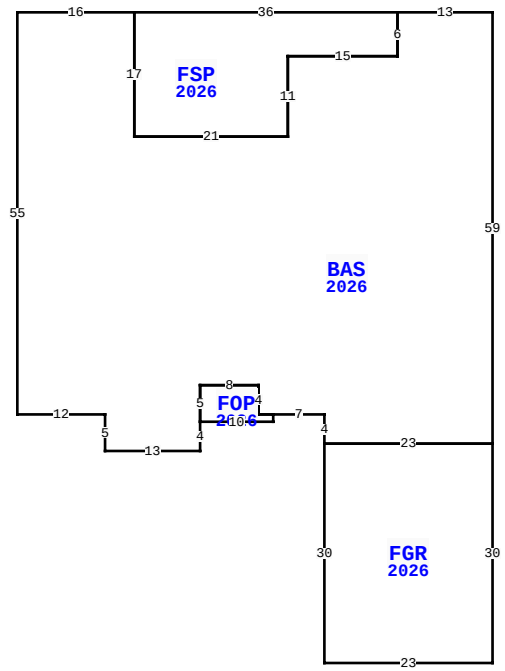
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,253	100	2026	3,253	507,858
FGR	690	55	2026	380	59,326
FOP	42	30	2026	13	2,030
FSP	447	40	2026	179	27,945
TOTALS	4,432			3,825	597,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,825	94.0500	156.12	597,159	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3253 HX Base Yr 2026



95479 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		597,159
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		797,159
SOH/AGL Deduction		0
ASSESSED VALUE		797,159
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		745,748
TOTAL JUST VALUE		797,159
NCON VALUE		597,159
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007518	H3256 G690 P492	599,505	06/25/2024
CO250005115			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1207	7/16/2025	SW	Q	I	01	950,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DONNELLY FAMILY REV						
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=2026;ORIG=30,0] E16 S17 E21 N11 E15 N6 E13 S59 W23 N4 W7 W2 N4 W8 S5 S4 W13 N5 W12 N55 $
FSP=[YR=2026;ORIG=46,0] E36 S6 W15 S11 W21 N17 $
FOP=[YR=2026;ORIG=55,51] E8 S4 E2 S1 W10 N5 $
FGR=[YR=2026;ORIG=72,59] E23 S30 W23 N30 $
.

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	000134	C	RES POND	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 07/29/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS