

LOT 488
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

CASPER MICHAEL J REVOCABLE TRUST/CASPER MICHAEL J
95447 WILD CHERRY DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-006C-0488-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																																																															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																																																																																		
Exterior Wall	31	HARDIE BRD 100	0500	11	3,029	127.8708	212.27	642,966	2023	2023	0	0	0.50	99.50	VALUATION SUMMARY																																																																																																		
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2024												Heated Area: 2526																																																																																																		
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024																																																																																																		
Interior Wall	05	DRYWALL 100													VALUATION BY												STANDARD																																																																																						
Interior Floop	13	LVT/LAMMT 100													Tax Group: 4												Tax Dist:																																																																																						
Air Condition	03	CENTRAL 100													BUILDING MARKET VALUE												639,751																																																																																						
Heating Type	04	AIR DUCTED 100													TOTAL MARKET OB/XF VALUE												74,480																																																																																						
Bedrooms	4	100													TOTAL LAND VALUE - MARKET												200,000																																																																																						
Bathrooms	3	100													TOTAL MARKET VALUE												914,231																																																																																						
Frame	02	WOOD FRAME 100													SOH/AGL Deduction												28,781																																																																																						
Stories	1.	1. 100													ASSESSED VALUE												885,450																																																																																						
Units	0	100													TOTAL EXEMPTION VALUE												HX HB 51,411																																																																																						
Quality		02													Quality Level 02		BASE TAXABLE VALUE												834,039																																																																																				
DOR CODE		0100		SINGLE FAMILY		TOTAL JUST VALUE												914,231																																																																																															
MAP NUM				MKT AREA		04		NCON VALUE												0																																																																																													
NEIGHBORHOOD/LOC		4042.00		INCOME VALUE												PREVIOUS YEAR MKT VALUE												903,577																																																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM												DESCRIPTION												AMT												ISSUED																																																																							
BAS	2,526	100	2024	2,526	533,513	230006485												CO																								10/31/2023																																																																							
FGR	594	55	2024	327	69,065	B230010070												SCRN ENCL												9,000												08/07/2023																																																																							
FOP	132	30	2024	40	8,449	B230006783												POOL																								05/24/2023																																																																							
FOP	455	30	2024	136	28,725	B230006485												(H) 2574 (G) 585												489,078												05/18/2023																																																																							
TOTALS																		3,707				3,029		639,751		SALES DATA																																																																																							
EXTRA FEATURES																		95447 WILD CHERRY DR, FERNANDINA BEACH												OFF RECORD Number												DATE												TYPE INST												Q / U												V / I												RSN CD												SALE PRICE											
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																																																																																															
2	0501	FP-AVERAGE		0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950																																																																																																
3	0860	POOL/SPA		0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000																																																																																																
4	0912	SCRN RM G		0	100	0	0	1,000.00	SF	21.00	21.00	100	2024	2023		93	19,530																																																																																																
LAND DESCRIPTION																		TOTAL OB/XF												74,480																																																																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS																																																																																																																	