

WAGNER JOSEPH M &/BOOKER DARLENE LESLIE
95069 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

32-2N-28-0210-0003-0000

BUILDING CONSTRUCTION

ELEMENT	CD	
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame Stories	02	WOOD FRAME 100
Units	1.	1. 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4107.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100
FGR	380	55
FOP	20	30
PTO	100	5
TOTALS	1,656	1,376
EXTRA FEATURES		95069 CYPRESS TR, FERNANDINA BEACH
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	136.3440	123.05	169,317	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM - 100% - 2016

Heated Area: 1156

HX Base Yr 2016

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		163,984	
TOTAL MARKET OB/XF VALUE		3,714	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		242,698	
SOH/AGL Deduction		96,874	
ASSESSED VALUE		145,824	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		95,824	
TOTAL JUST VALUE		242,698	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,782	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
1970/0882	3/26/2015	SW Q	I	I	01	158,200

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: WAGNER JOSEPH M & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10 \$ W10 S48
E12 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E20 N19 W20 S18 \$ N4
W5 S4 \$ N4 E5 N14 E12 N30 \$.

LAND DESCRIPTION

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/29/2020 BY KWA

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

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