LOT 6
IN OR 1955/388
CYPRESS PALM GARDENS REPLAT

PITTMAN JACOB LAMAR/RIORDAN JENNIFER LOU
95133 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0006-0000

BUILDING CHARACTERISTICS

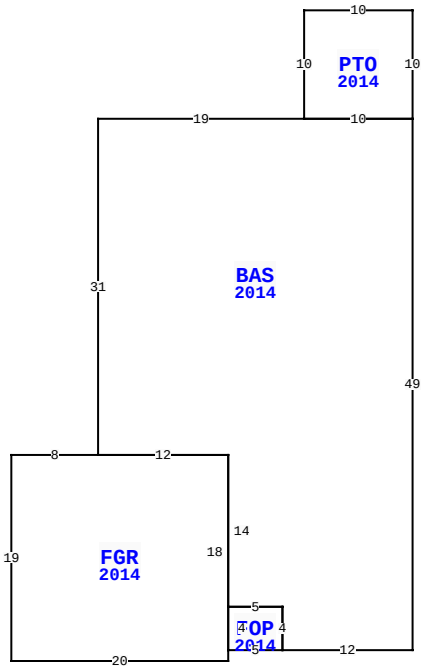
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,185	100	1,185	137,900
FGR	380	55	209	24,322
FOP	20	30	6	699
PTO	100	5	5	582
TOTALS	1,685		1,405	163,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,405	133.8324	120.78	169,696	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1185 HX Base Yr 2015



95133 CYPRESS TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2023 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		163,502
TOTAL MARKET OB/XF VALUE		3,409
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		241,911
SOH/AGL Deduction		114,357
ASSESSED VALUE		127,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,554
TOTAL JUST VALUE		241,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429510	CO ISSUED	0	12/19/2014
B1429510	NEW CONSTR	148,103	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/0388	12/23/2014	WD	Q	I	01	161,300

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: PITTMAN JACOB LAMAR

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W10 S10 BAS=[YR=2014] W19 S31 FGR=[YR=2014] W8 S19 E20 N1 FOP=[YR=2014] E5 N4 W5 S4 $ N18 W12 $ E12 S14 E5 S4 E12 N49 W10 $ E10 N10 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	2014	2014	3	95	3,409	

LAND DESCRIPTION

TOTAL OB/XF 3,409

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 PRINTED 08/02/2023 BY SYS