

LOT 8
IN OR 2017/1842
CYPRESS PALM GARDENS REPLAT

FREEMAN THOMAS
95195 CYPRESS TRAILS
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0008-0000



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	05	AVERAGE 80	0100	01	1,489	139.2351	125.66	187,108	2015	2015	0	0	3.10	96.90	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2016												Heated Area: 1261														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 70																											
Interior Floor	14	CARPET 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	1,261	100	1,261	153,545																									
FGR	380	55	209	25,449																									
FOP	45	30	14	1,704																									
PTO	100	5	5	609																									
TOTALS			1,786	1,489	181,308																								
EXTRA FEATURES					95195 CYPRESS TR, FERNANDINA BEACH																								
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												
1	0811	CONCRETE B	0	100	0	0	693.00	SF	5.20	5.20	100	2015	2015	3	96	3,459													
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2015	2015	3	96	374													
LAND DESCRIPTION																		TOTAL OB/XF 3,833											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													