

LOT 13
IN OR 2004/744
CYPRESS PALM GARDENS REPLAT

DEGROVE CHARLES W IV & SHANNON S
95194 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0013-0000



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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4107.00
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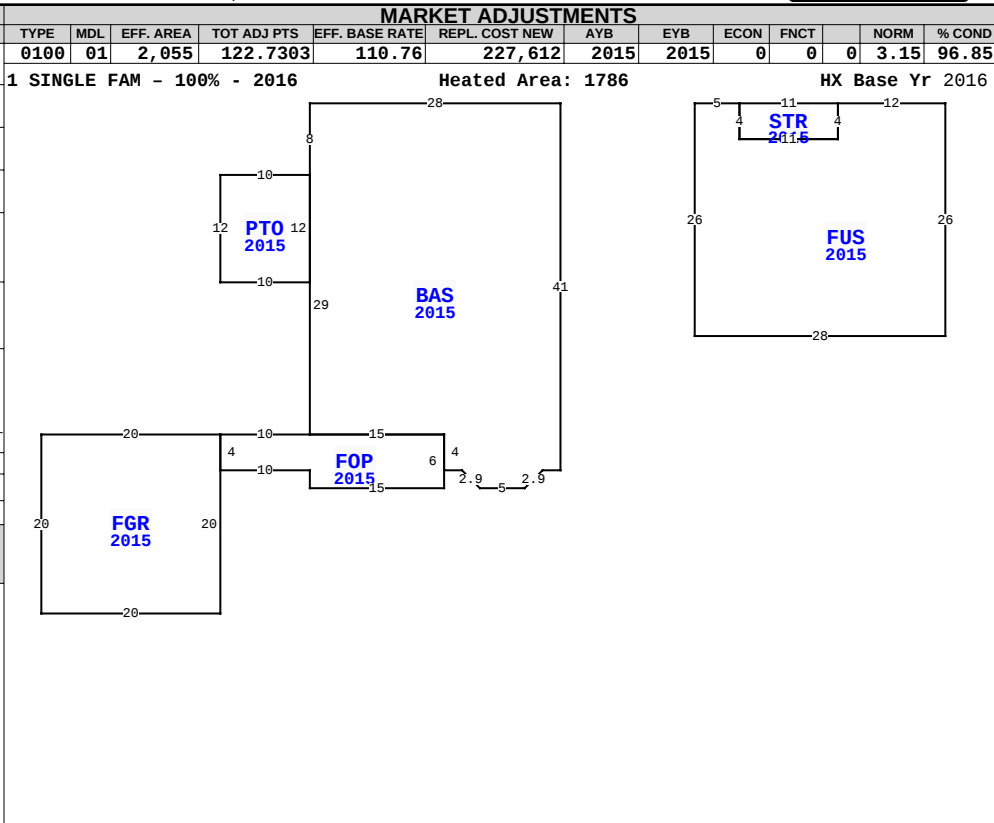
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	1,102	118,213
FGR	400	55	220	23,599
FOP	130	30	39	4,184
FUS	684	100	684	73,374
PTO	120	5	6	644
STR	44	10	4	429

TOTALS	2,480		2,055	220,442
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20
2	0810	CONCRETE A	0	100	41	4	164.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	04/12/2019	BY	KWA
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TOTAL OB/XF															10,728
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
1	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2015	2015	3	96
2	0810	CONCRETE A	0	100	41	4	164.00	SF	6.50	6.50	100	2015	2015	3	96
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2015	2015	3	90
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90

TOTAL OB/XF															10,728
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	75,000.00	1.00	1.00	1.00	75,000.00	75,000.00

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION SUMMARY										STANDARD
VALUATION BY										
Tax Group: 4										
Tax Dist:										
BUILDING MARKET VALUE										220,442
TOTAL MARKET OB/XF VALUE										10,728
TOTAL LAND VALUE - MARKET										75,000
TOTAL MARKET VALUE										306,170
SOH/AGL Deduction										119,616
ASSESSED VALUE										186,554
TOTAL EXEMPTION VALUE										50,000
BASE TAXABLE VALUE										136,554
TOTAL JUST VALUE										306,170
NCON VALUE										0
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										249,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005998	SCRN RM	8,808	05/09/2023
B1530518	CO ISSUED	0	08/25/2015
B1530518	NEW CONSTR	227,825	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q U /	V I	RSN CD	SALE PRICE
2004/0744	9/18/2015	SW	Q	I	01	212,000

GRANTOR: CYPRESS TRAILS LLC									
GRANTEE: DEGROVE CHARLES W I									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W28 S8 PTO=[YR=2015] W10 S12 E10 N12\$ S29									
FOP=[YR=2015] W10 FGR=[YR=2015] W20 S20 E20 N20\$ S4 E10 S2									
E15 N6 W15\$ E15 S4 E2 D2 R2 E5 U2 R2 E2 N41\$ PTR= E15									
FUS=[YR=2015] E5 STR=[YR=2015] E11 S4 W11 N4\$ S4 E11 N4 E12									
S26 W28 N26\$ W15\$.									