

CAMPBELL TASHA RENAE
95180 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

32-2N-28-0210-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 70

Exterior Wall16

WD FR STUC 30

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo14

CARPET 80

Interior Floo08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms3

100

Bathrooms2.5

100

Frame Stories Units02

WOOD FRAME 100

Occupancy00

NONE 100

Quality06

Quality Level 06

DOR CODE0100

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

736

100

736

80,563

FGR

420

55

231

25,286

FOP

75

30

22

2,408

FOP

100

30

30

3,284

FUS

808

100

808

88,443

STR

32

10

3

328

TOTALS

2,171

1,830

200,312

EXTRA FEATURES

95180 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

0100

0

0

705.00

SF

5.20

5.20

100

2015

2015

3

96

3,519

2

0810

CONCRETE A

0100

14

4

56.00

SF

6.50

6.50

100

2015

2015

3

96

349

LAND DESCRIPTION

TOTAL OB/XF

3,868

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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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM

010001

1,830125.2350

113.02

206,827

2015

2015

0

0

3.15

96.85

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

200,312

TOTAL MARKET OB/XF VALUE

3,868

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

279,180

SOH/AGL Deduction

110,067

ASSESSED VALUE

169,113

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

119,113

TOTAL JUST VALUE

279,180

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

229,280

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1530542

CO ISSUED

0

08/20/2015

B1530542

NEW CONSTR

196,789

06/01/2015

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1999/1231

8/21/2015

SW Q

I

01

190,000

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: CAMPBELL TASHA RENAI

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W8 BAS=[YR=2015] N22 FOP=[YR=2015] N10 W10 S10 E10\$ W28 S30 FOP=[YR=2015] S5 E15 N5 W15\$ E15 N8 E13\$ W13 S20 E21 N20\$ PTR= E15 FUS=[YR=2015] E28 S30 W20 STR=[YR=2015] W8 N4 E8 S4\$ N4 W8 N26\$ W15\$.