

LOT 15
CYPRESS PALM GARDENS REPLAT
PBK 8/66

SANFORD RICHARD & GAIL C
95164 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	05	AVERAGE 70								0100	01	1,450	133.8324	120.78	175,131	2014	2014	0	0	0	3.65	96.35	VALUATION BY																		
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2015										Heated Area: 1185										HX Base Yr 2015											
Roof Structur	04	WOOD TRUSS 100																		Tax Group: 4										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										168,739											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,384											
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET										75,000											
Interior Floo	08	SHT VINYL 30																		TOTAL MARKET VALUE										247,123											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										115,672											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										131,451											
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,000											
Bathrooms		2 100																		BASE TAXABLE VALUE										81,451											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										247,123											
Stories	1.	1. 100								NCON VALUE										0																					
Units		0 100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										202,601																					
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																																					
FSP	100	40	40	4,655																																					
PTO	190	5	10	1,164																																					
TOTALS																						1,875	1,450	168,739																	
EXTRA FEATURES																						95164 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	685.00	SF	5.20	5.20	100	2014	2014	3	95	3,384																										
																	BLD DATE																								
																	XF DATE																								
																	INC DATE																								
																	LGL DATE																								
																	LAND DATE					06/23/2023																			
																	AG DATE					MLU																			
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
PTO=[YR=2018] N10 W19 S10 E19\$ BAS=[YR=2014] W19																																									
FSP=[YR=2018] N10 W10 S10 E10 \$ W10 S49 E12 FOP=[YR=2014]																																									
E5 FGR=[YR=2014] S1 E20 N19 W20 S18 \$ N4 W5 S4 \$ N4 E5 N14																																									
E12 N31 \$.																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000000	C	VAC RES	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 04/12/2019 BY KWA																																									
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																									