LOT 18
IN OR 1960/871
CYPRESS PALM GARDENS REPLAT

STACY JONATHAN M & MARY E
95144 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0018-0000

BUILDING CHARACTERISTICS

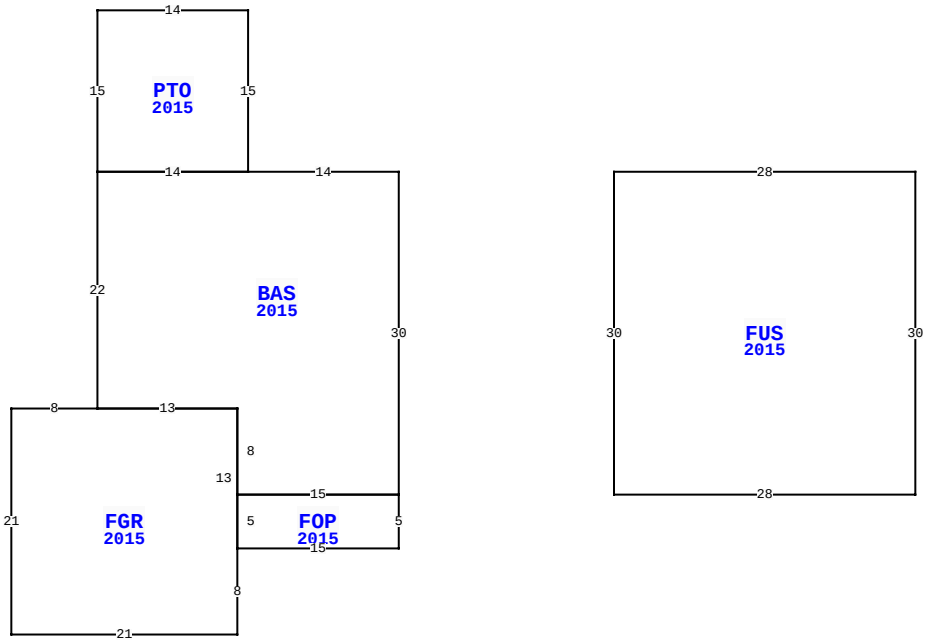
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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
NEIGHBORHOOD/LOC	4107.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	736	78,232
FGR	441	55	243	25,829
FOP	75	30	22	2,339
FUS	840	100	840	89,286
PTO	210	5	10	1,063
TOTALS	2,302		1,851	196,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	121.6033	109.75	203,147	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1576 HX Base Yr 2016



95144 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		196,748
TOTAL MARKET OB/XF VALUE		3,654
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,402
SOH/AGL Deduction		108,599
ASSESSED VALUE		166,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,803
TOTAL JUST VALUE		275,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429573	CO ISSUED	0	01/27/2015
B1429573	NEW CONSTR	196,860	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/0871	1/29/2015	SW	Q	I	01	186,300

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: STACY JONATHAN M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N15 W14 S15 E14 $ W14 S22 FGR=[YR=2015] W8 S21 E21 N8 FOP=[YR=2015] E15 N5 W15 S5 $ N13 W13 $ E13 S8 E15 N30 $ PTR= E20 FUS=[YR=2015] E28 S30 W28 N30 $ W20 $.

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	732.00	SF	5.20	5.20	100	2015	2015	3	96	3,654	

TOTAL OB/XF 3,654

LAND DESCRIPTION

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	000134	C	SFR POND	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