

LOT 21
IN OR 1939/1612
CYPRESS PALM GARDENS REPLAT

ROGIC TOMISLAV & SAMANTHA N
95102 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0021-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

NEIGHBORHOOD/LOC 4107.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	152,439
FGR	480	55	264	24,450
FOP	110	30	33	3,056
FUS	1,882	100	1,882	174,295
PTO	220	5	11	1,018
STR	44	10	4	370

TOTALS 4,382 3,840 355,629

EXTRA FEATURES

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	752.00	SF	5.20	5.20	100	2014	2014	3	95	3,715	
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	

LAND DESCRIPTION			TOTAL OB/XF 7,110													
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
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

REVIEW DATE 04/12/2019 BY KWA

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1			
0100	01	3,840	106.5015	96.12	369,101	2014	2014	0	0	0	96.35	4			
1 SINGLE FAM - 100% - 2015												VALUATION SUMMARY			
Heated Area: 3528												STANDARD			
HX Base Yr 2015												VALUATION BY			
												Tax Group: 4			
												Tax Dist:			
												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

95102 CYPRESS TR, FERNANDINA BEACH

TOTAL OB/XF 7,110												BUILDING NOTES			
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TOTAL OB/XF 7,110												BUILDING DIMENSIONS			
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

Market: 0 Agricultural: 0 Common: 75,000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	SALE PRICE
1939/1612	9/26/2014	SW Q I 01	236,600
GRANTOR: CYPRESS TRAILS LLC			
GRANTEE: ROGIC TOMISLAV & SA			

BUILDING DIMENSIONS											
BAS=[YR=2014] W20 PTO=[YR=2014] N4 W22 S10 E22 N6 \$ S6 W22 S43 FOP=[YR=2014] S5 E22 FGR=[YR=2014] S5 E20 N24 W20 S19 \$ N5 W22 \$ E22 N14 E20 N35 \$ PTR= E30 FUS=[YR=2014] E22 N6 E20 S49 W18 STR=[YR=2014] W4 N11 E4 S11\$ N11 W4 S11 W20 N43 \$ W30 \$.											

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