LOT 23
IN OR 1955/419
CYPRESS PALM GARDENS REPLAT

GENER-JONES GERALDINE CAPILI/JONES RICHARD W
94053 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0023-0000

BUILDING CHARACTERISTICS

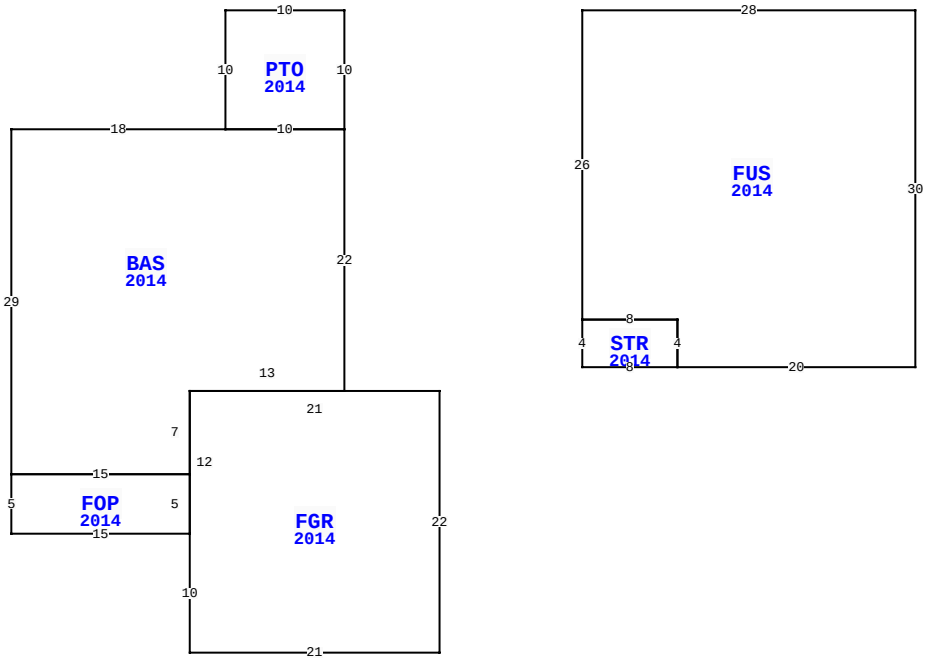
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	721	100	721	78,513
FGR	462	55	254	27,659
FOP	75	30	22	2,395
FUS	808	100	808	87,987
PTO	100	5	5	544
STR	32	10	3	327
TOTALS	2,198		1,813	197,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	125.2350	113.02	204,905	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1529 HX Base Yr 2015



94053 PALM GARDEN DR, 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		197,426
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,904
SOH/AGL Deduction		126,231
ASSESSED VALUE		149,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,673
TOTAL JUST VALUE		275,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805837	SOLAR PANELS	19,987	06/08/2018
B1429541	CO ISSUED	0	12/19/2014
B1429541	NEW CONSTR	193,474	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/0419	12/22/2014	SW	Q	I	02	185,600

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: GENER-JONES GERALDI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W10 S10 BAS=[YR=2014] W18 S29 FOP=[YR=2014] S5 E15 FGR=[YR=2014] S10 E21 N22 W21 S12$ N5 W15 $ E15 N7 E13 N22 W10 $ E10 N10 $ PTR= E20 FUS=[YR=2014] E28 S30 W20 STR=[YR=2014] W8 N4 E8 S4$ N4 W8 N26 $ W20 $.

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	704.00	SF	5.20	5.20	100	2014	2014	3	95	3,478	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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 PRINTED 08/02/2023 BY SYS