LOT 30
IN OR 2239/839
CYPRESS PALM GARDENS REPLAT

STEWART ROGER D &/DULL JULEEANN
94209 PALM GARDEN DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**32-2N-28-0210-0030-0000**

## BUILDING CHARACTERISTICS

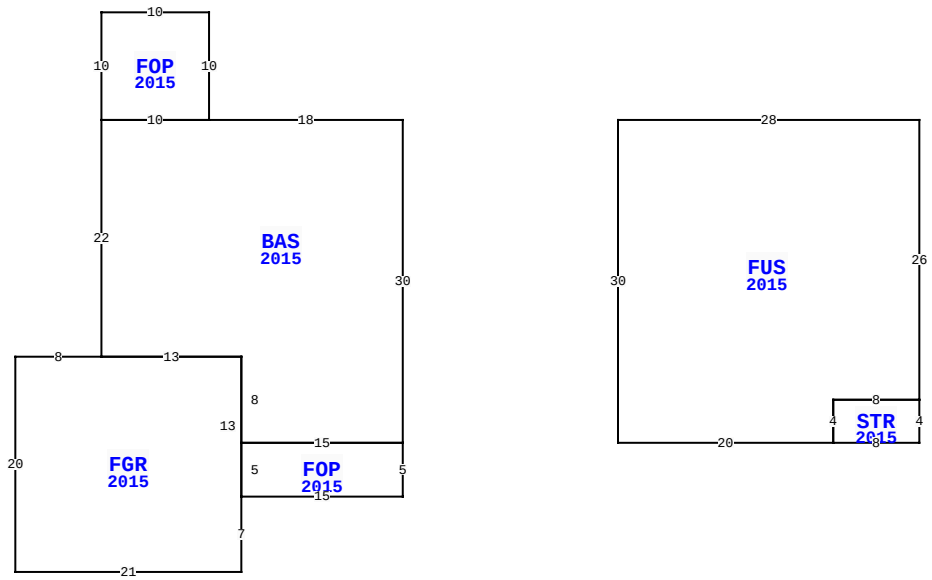
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 736 | 100 | 736 | 85,374 |
| FGR | 420 | 55 | 231 | 26,795 |
| FOP | 75 | 30 | 22 | 2,552 |
| FOP | 100 | 30 | 30 | 3,480 |
| FUS | 808 | 100 | 808 | 93,726 |
| STR | 32 | 10 | 3 | 348 |
| TOTALS | 2,171 | | 1,830 | 212,275 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,830 | 132.7100 | 119.77 | 219,179 | 2015 | 2015 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1544 HX Base Yr 2019




94209 PALM GARDEN DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 10/15/2015 KK | 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 | | 212,275 |
| TOTAL MARKET OB/XF VALUE | | 3,749 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 291,024 |
| SOH/AGL Deduction | | 95,686 |
| ASSESSED VALUE | | 195,338 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 145,338 |
| TOTAL JUST VALUE | | 291,024 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,211 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530541 | CO ISSUED | 0 | 09/21/2015 |
| B1530541 | NEW CONSTR | 196,789 | 06/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2239/0839 | 10/18/2018 | WD | Q | I | 02 | 220,000 |
| GRANTOR: LYLE DOROTHY | | | | | | |
| GRANTEE: STEWART ROGER D & J | | | | | | |
| 2004/0556 | 9/18/2015 | SW | Q | I | 02 | 199,100 |
| GRANTOR: CYPRESS TRAILS LLC | | | | | | |
| GRANTEE: LYLE DWIGHT D & DOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N10 W10 S10 E10$ W10 S22
FGR=[YR=2015] W8 S20 E21 N7 FOP=[YR=2015] E15 N5 W15 S5$
N13 W13$ E13 S8 E15 N30$ PTR= E20 FUS=[YR=2015] E28 S26
STR=[YR=2015] S4 W8 N4 E8$ W8 S4 W20 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 | 666.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 96 | 3,325 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 17 | 4 | 68.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 424 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,749

| 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 | 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