LOT 38
IN OR 1997/1278
CYPRESS PALM GARDENS REPLAT

WOODY PATRICIA ANN
94188 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0038-0000

BUILDING CHARACTERISTICS

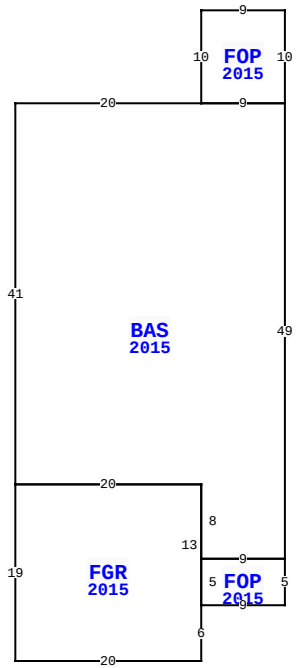
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,261	100	1,261	143,330
FGR	380	55	209	23,756
FOP	45	30	14	1,591
FOP	90	30	27	3,069
TOTALS	1,776		1,511	171,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	129.9684	117.30	177,240	2015	2015	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2016 Heated Area: 1261 HX Base Yr 2016



94188 PALM GARDEN DR, FERNANDINA BEACH

BLD DATE	10/15/2015 KW	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		171,746
TOTAL MARKET OB/XF VALUE		3,914
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		250,660
SOH/AGL Deduction		99,785
ASSESSED VALUE		150,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,875
TOTAL JUST VALUE		250,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530510	CO ISSUED	0	08/11/2015
B1530510	NEW CONSTR	162,318	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/1278	8/12/2015	SW	Q	I	02	177,400

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: WOODY PATRICIA ANN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W9 S10 BAS=[YR=2015] W20 S41 FGR=[YR=2015] S19 E20 N6 FOP=[YR=2015] E9 N5 W9 S5$ N13 W20$ E20 S8 E9 N49 W9$ E9 N10$.

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	15	4	60.00	SF	5.20	5.20	100	2015	2015	3	96	300	
2	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	2015	2015	3	96	3,614	

LAND DESCRIPTION

TOTAL OB/XF 3,914

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