LOT 40
CYPRESS PALM GARDENS REPLAT
PBK 8/66

SEEL ROBERT F & ELLEN C L/E/
94154 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

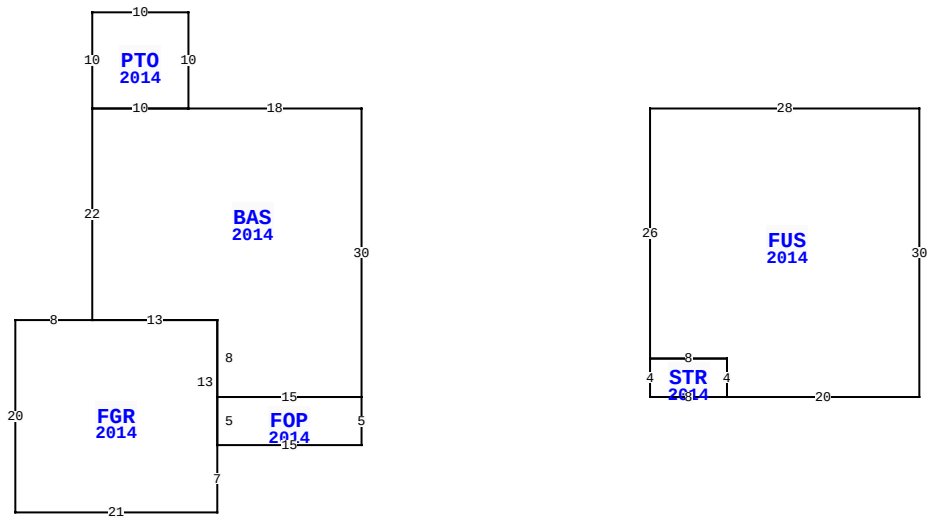
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	736	100	736	83,019
FGR	420	55	231	26,056
FOP	75	30	22	2,482
FUS	808	100	808	91,140
PTO	100	5	5	564
STR	32	10	3	338
TOTALS	2,171		1,805	203,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,805	129.7200	117.07	211,311	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1544 HX Base Yr 2015



94154 PALM GARDEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,598
TOTAL MARKET OB/XF VALUE		3,517
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		282,115
SOH/AGL Deduction		128,715
ASSESSED VALUE		153,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,400
TOTAL JUST VALUE		282,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429114	CO ISSUED	0	10/01/2014
B1429114	NEW CONSTR	184,602	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1338	6/17/2020	LE	U	I	11	100
GRANTOR: SEEL ROBERT F & ELLEN						
GRANTEE: SEEL ROBERT MATTHEW						
1939/1581	9/26/2014	SW	Q	I	02	174,000
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: SEEL ROBERT F & ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N10 W10 S10 E10 $ W10 S22 FGR=[YR=2014] W8 S20 E21 N7 FOP=[YR=2014] E15 N5 W15 S5 $ N13 W13 $ E13 S8 E15 N30 $ PTR= E30 FUS=[YR=2014] E28 S30 W20 STR=[YR=2014] W8 N4 E8 S4$ N4 W8 N26 $W30$.

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	712.00	SF	5.20	5.20	100	2014	2014	3	95	3,517	

LAND DESCRIPTION

TOTAL OB/XF 3,517

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 04/12/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS