LOT 42
IN OR 2194/1028
CYPRESS PALM GARDENS REPLAT

NEISER JOSEPH W/PINE ALLISON H
94130 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

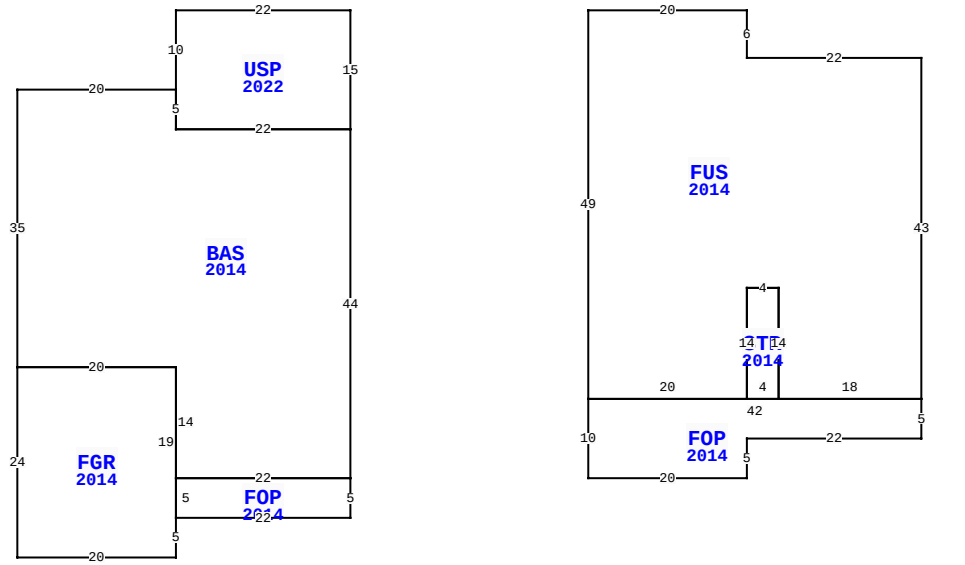
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,668	100	1,668	150,681
FGR	480	55	264	23,848
FOP	110	30	33	2,981
FOP	310	30	93	8,401
FUS	1,870	100	1,870	168,929
STR	56	10	6	542
USP	330	30	99	8,943
TOTALS	4,824		4,033	364,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,033	103.8312	93.71	377,932	2014	2014	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2019 Heated Area: 3538 HX Base Yr 2019



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

94130 PALM GARDEN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,326
TOTAL MARKET OB/XF VALUE		3,577
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		442,903
SOH/AGL Deduction		145,651
ASSESSED VALUE		297,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,252
TOTAL JUST VALUE		442,903
NCON VALUE		10,150
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002876	ADDITION	9,880	02/22/2022
B1429430	CO ISSUED	0	12/19/2014
B1429430	NEW CONSTR	413,956	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1028	5/04/2018	WD	Q	I	01	293,500
GRANTOR: HURLEY JUSTEN TYLER						
GRANTEE: NEISER JOSEPH W & A						
1955/0454	12/23/2014	SW	Q	I	01	268,800
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: HURLEY JUSTEN TYLER						

BUILDING NOTES

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	724.00	SF	5.20	5.20	100	2014	2014	3	95	3,577	

BUILDING DIMENSIONS

USP=[YR=2022] W22 S10BAS=[YR=2014] W20 S35 FGR=[YR=2014] S24 E20 N5 FOP=[YR=2014] E22 N5 W22 S5 $ N19 W20 $ E20 S14 E22 N44 W22 N5 $ S5 E22 N15 $ PTR= E30 FUS=[YR=2014] E20 S6 E22 S43 FOP=[YR=2014] S5 W22 S5 W20 N10 E42$ W18 STR=[YR=2014] W4 N14 E4 S14$ N14 W4 S14 W20 N49 $ W30$.

LAND DESCRIPTION

TOTAL OB/XF 3,577

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 08/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS