LOT 43
CYPRESS PALM GARDENS REPLAT
PBK 8/66

DAMELINES SEBASTIAN VELEZ &/CASTRO JULY ANDREA PEL
94114 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0043-0000

BUILDING CHARACTERISTICS

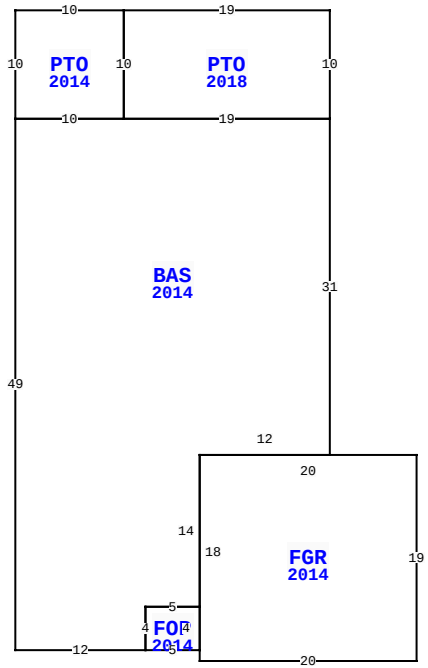
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,185	100	1,185	137,900
FGR	380	55	209	24,322
FOP	20	30	6	699
PTO	100	5	5	582
PTO	190	5	10	1,164
TOTALS	1,875		1,415	164,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	133.8324	120.78	170,904	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 0 Heated Area: 1185 HX Base Yr



94114 PALM GARDEN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,666
TOTAL MARKET OB/XF VALUE	3,567
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	243,233
SOH/AGL Deduction	24,016
ASSESSED VALUE	219,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,217
TOTAL JUST VALUE	243,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428996	CO ISSUED	0	08/05/2014
B1428996	NEW CONSTR	149,977	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1673	5/25/2021	WD	Q	I	01	222,000
GRANTOR: PARETTE KEITH & VICTO						
GRANTEE: DAMELINES SEBASTIAN						
2054/0754	6/20/2016	WD	Q	I	01	157,500
GRANTOR: VICKERY SUSAN M & DAV						
GRANTEE: PARETTE KEITH & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N10 W19 S10 E19$ BAS=[YR=2014] W19
PTO=[YR=2014] N10 W10 S10 E10 $ W10 S49 E12 FOP=[YR=2014]
E5 FGR=[YR=2014] S1 E20 N19 W20 S18 $ N4 W5 S4 $ N4 E5 N14
E12 N31 $.

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	0	0	0	722.00	SF	5.20	5.20	100	2014	2014	3	95	3,567	

LAND DESCRIPTION

TOTAL OB/XF 3,567

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	0		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