LOT 46
IN OR 1955/717
CYPRESS PALM GARDENS REPLAT

WILLIAMSON REBECCA ERIN
95070 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0046-0000

BUILDING CHARACTERISTICS

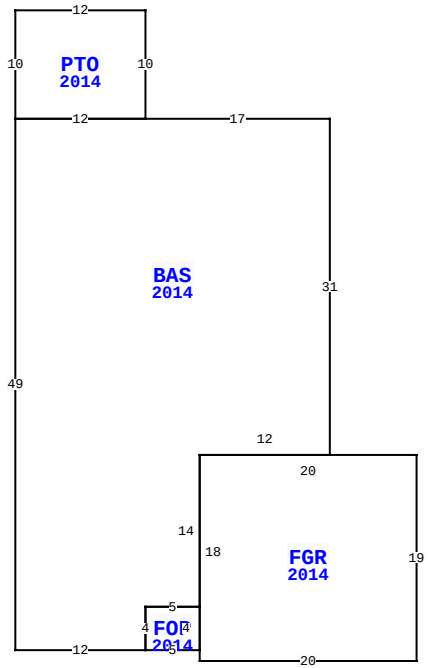
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	142,216
FGR	380	55	209	25,083
FOP	20	30	6	720
PTO	120	5	6	720
TOTALS	1,705		1,406	168,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	138.0184	124.56	175,131	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1185 HX Base Yr 2016



95070 CYPRESS TR, FERNANDINA BEACH

BLD DATE		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		168,739
TOTAL MARKET OB/XF VALUE		3,725
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		247,464
SOH/AGL Deduction		98,566
ASSESSED VALUE		148,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,898
TOTAL JUST VALUE		247,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428759	CO ISSUED	0	07/21/2014
B1428759	NEW CONSTR	148,723	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/0717	12/23/2014	SW	Q	I	01	157,000

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: WILLIAMSON REBECCA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 PTO=[YR=2014] N10 W12 S10 E12 $ W12 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	100	0	0	754.00	SF	5.20	5.20	100	2014	2014	3	95	3,725	

LAND DESCRIPTION

TOTAL OB/XF 3,725

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