

LOT 48
IN OR 2019/844
CYPRESS PALM GARDENS REPLAT

DAVIS NIGEL WADE & TABITHA LYNETTE
95050 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0210-0048-0000



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 60
Interior Floo	11	CLAY TILE 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	1,156	100	1,156	141,515
FGR	380	55	209	25,586
FOP	20	30	6	734
FOP	100	30	30	3,673
TOTALS	1,656		1,401	171,508

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	2015
2	0811	CONCRETE B	0 100	0	0	699.00	SF	5.20	5.20	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,401	140.0516	126.40	177,086	2015	2015	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2016											
Heated Area: 1156											
HX Base Yr 2016											

95050 CYPRESS TR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/23/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
171,508											
TOTAL MARKET OB/XF VALUE											
3,689											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
250,197											
SOH/AGL Deduction											
99,609											
ASSESSED VALUE											
150,588											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
100,588											
TOTAL JUST VALUE											
250,197											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
205,041											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530969	CO ISSUED	0	12/14/2015
B1530969	NEW CONSTR	151,092	08/01/2015
P1518630	NEW CONSTR	0	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2019/0844	12/11/2015	SW	Q	I	01	165,400
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: DAVIS NIGEL WADE &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W19 FOP=[YR=2015] N10 W10 S10 E10 \$W10 S48											
E12 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E20 N19 W20 S18 \$ N4											
W5 S4\$ N4 E5 N14 E12 N30\$.											