LOT 2
CYPRESS PALM GARDENS REPLAT
PBK 8/66

CREWS WILLIAM C/REYES MONICA M
95057 CYPRESS TRL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

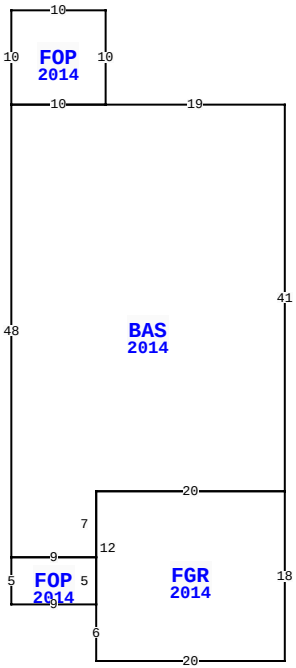
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,252	100	1,252	155,658
FGR	360	55	198	24,617
FOP	45	30	14	1,741
FOP	100	30	30	3,730
TOTALS	1,757		1,494	185,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	136.5372	129.71	193,787	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1252 HX Base Yr 2022



95057 CYPRESS TR, 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		185,745
TOTAL MARKET OB/XF VALUE		3,463
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		264,208
SOH/AGL Deduction		42,196
ASSESSED VALUE		222,012
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		167,012
TOTAL JUST VALUE		264,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428689	CO ISSUED	0	07/03/2014
B1428689	NEW CONSTR	157,967	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1591	7/09/2021	WD	Q	I	02	257,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: CREWS WILLIAM C & M						
2446/0745	2/23/2021	WD	U	I	37	230,800
GRANTOR: ROOSEN KYLE J & MADIS						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N10 W10 S10 E10 $ W10 S48
FOP=[YR=2014] S5 E9 FGR=[YR=2014] S6 E20 N18 W20 S12 $ N5
W9 $ E9 N7 E20 N41$.

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	701.00	SF	5.20	5.20	100	2014	2014	3	95	3,463	

LAND DESCRIPTION

TOTAL OB/XF 3,463

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 08/06/2024 BY SYS