LOT 9
IN OR 2136/1622
CYPRESS PALM GARDENS REPLAT

MANDEVILLE-GUTHRIE GLENDA L/E/
95211 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

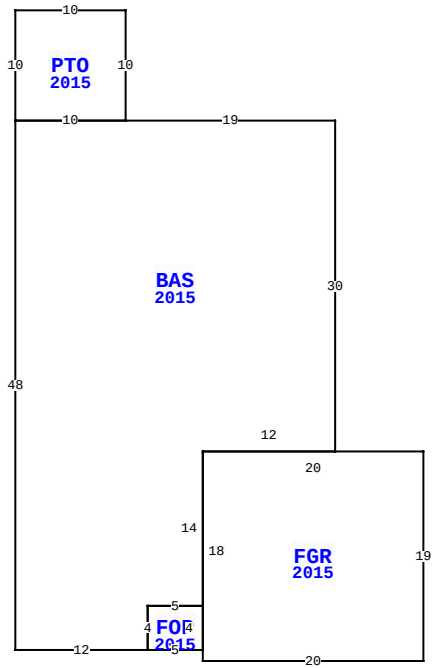
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	143,124
FGR	380	55	209	25,877
FOP	20	30	6	743
PTO	100	5	5	620
TOTALS	1,656		1,376	170,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	135.2676	128.50	176,816	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1156 HX Base Yr 2016



95211 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		170,362
TOTAL MARKET OB/XF VALUE		3,626
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		248,988
SOH/AGL Deduction		99,681
ASSESSED VALUE		149,307
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		44,307
TOTAL JUST VALUE		248,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530966	CO ISSUED	0	12/21/2015
B1530966	NEW CONSTR	151,092	08/01/2015
P1518616	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1622	7/27/2017	LE	U	I	11	100
GRANTOR: MANDEVILLE GUTHRIE GL						
GRANTEE: MANDEVILLE GUTHRIE						
2020/0309	12/18/2015	SW	Q	I	01	159,300
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: MANDEVILLE-GUTHRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[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$.

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	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2015	2015	3	95	198	
2	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2015	2015	3	95	3,428	

LAND DESCRIPTION

TOTAL OB/XF 3,626

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 07/29/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS