LOT 10
IN OR 2005/968
CYPRESS PALM GARDENS REPLAT

GALBRAITH RICHARD JOHN
95227 CYPRESS TRAIL DR
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

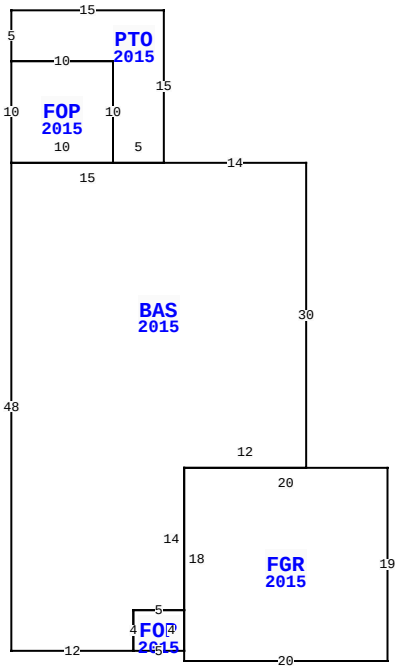
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	141,304
FGR	380	55	209	25,547
FOP	20	30	6	734
FOP	100	30	30	3,667
PTO	125	5	6	734
TOTALS	1,781		1,407	171,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	133.4736	126.80	178,408	2015	2015	0	0	0	3.60	96.40

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



95227 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		171,985
TOTAL MARKET OB/XF VALUE		3,705
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		250,690
SOH/AGL Deduction		100,325
ASSESSED VALUE		150,365
TOTAL EXEMPTION VALUE	HX HB VX VP	121,756
BASE TAXABLE VALUE		28,609
TOTAL JUST VALUE		250,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530751	CO ISSUED	0	09/25/2015
B1530751	NEW CONSTR	153,800	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/0968	9/25/2015	SW	Q	I	02	165,800

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: GALBRAITH RICHARD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N15 W15 S5 FOP=[YR=2015] S10 E10 N10 W10$ E10 S10 E5$ W15 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	0811	CONCRETE B	0	100	0	0	715.00	SF	5.20	5.20	100	2015	2015	3	95	3,532	
2	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2015	2015	3	95	173	

LAND DESCRIPTION

TOTAL OB/XF 3,705

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