LOT 13
IN OR 2004/744
CYPRESS PALM GARDENS REPLAT

DEGROVE SHANNON S
95194 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0013-0000

BUILDING CHARACTERISTICS

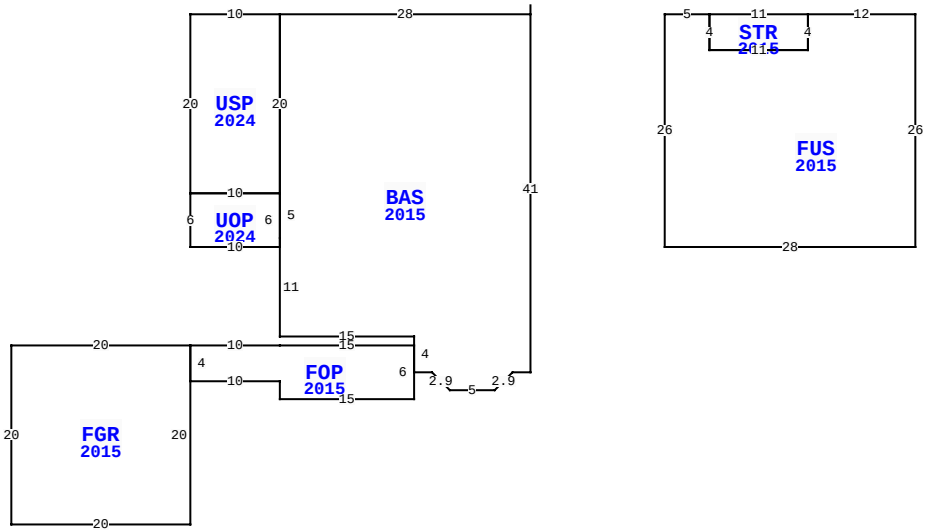
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,074	100	1,074	120,648
FGR	400	55	220	24,714
FOP	130	30	39	4,381
FUS	684	100	684	76,837
STR	44	10	4	449
UOP	60	20	12	1,348
USP	200	30	60	6,740
TOTALS	2,592		2,093	235,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	122.7303	116.59	244,023	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1758 HX Base Yr 2016



BLD DATE	09/29/2015 KK	LGL DATE	
XF DATE		LAND DATE	06/23/2023 MLU
INC DATE		AG DATE	

95194 CYPRESS TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,116
TOTAL MARKET OB/XF VALUE		10,612
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,728
SOH/AGL Deduction		124,308
ASSESSED VALUE		196,420
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		141,420
TOTAL JUST VALUE		320,728
NCON VALUE		4,269
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005998	SCRN RM	8,808	05/09/2023
B1530518	CO ISSUED	0	08/25/2015
B1530518	NEW CONSTR	227,825	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0744	9/18/2015	SW	Q	I	01	212,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: DEGROVE CHARLES W I

BUILDING NOTES

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	682.00	SF	5.20	5.20	100	2015	2015	3	95	3,369	
2	0810	CONCRETE A	0	100	41	4	164.00	SF	6.50	6.50	100	2015	2015	3	95	1,013	
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2015	2015	3	89	5,696	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W28 S20 D5L0 D11R0 E15 S4 E2 D2R2 E5 U2R2 E2 N41 $
FUS=[YR=2015;ORIG=15,0] E5 S4 E11 N4 E12 S26 W28 N26 $
FGR=[YR=2015;ORIG=-38,37] W20 S20 E20 N20 $
FOP=[YR=2015;ORIG=-28,37] W10 S4 E10 S2 E15 N6 W15 $
STR=[YR=2015;ORIG=20,0] E11 S4 W11 N4 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2024;ORIG=-28,0] W10 S20 E10 N20 $
UOP=[YR=2024;ORIG=-38,20] E10 S6 W10 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,612

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 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS