LOT 15
CYPRESS PALM GARDENS REPLAT
PBK 8/66

JUSTICE JEFFREY S
95164 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0015-0000

BUILDING CHARACTERISTICS

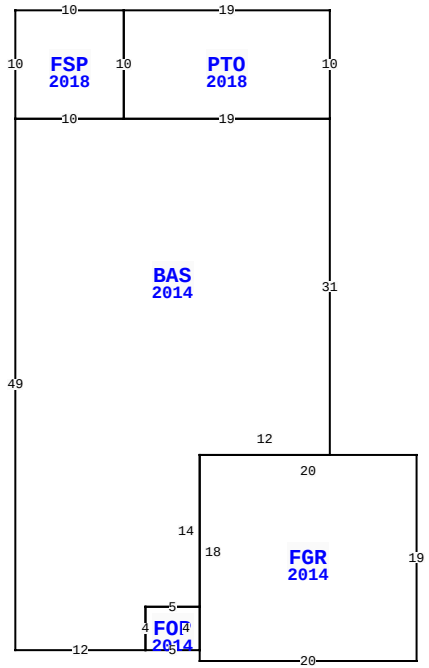
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,185	100	1,185	144,409
FGR	380	55	209	25,469
FOP	20	30	6	731
FSP	100	40	40	4,875
PTO	190	5	10	1,218
TOTALS	1,875		1,450	176,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	133.8324	127.14	184,353	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1185 HX Base Yr 2015



95164 CYPRESS TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,702
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		255,086
SOH/AGL Deduction		119,691
ASSESSED VALUE		135,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,395
TOTAL JUST VALUE		255,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429468	CO ISSUED	0	12/18/2014
B1429468	NEW CONSTR	148,103	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/229	7/15/2024	WD	Q	I	01	330,000
GRANTOR: SANFORD RICHARD & GAI						
GRANTEE: JUSTICE JEFFREY S						
2385/1540	8/11/2020	QC	U	I	11	100
GRANTOR: SANFORD RICHARD & GAI						
GRANTEE: SANFORD RICHARD & G						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N10 W19 S10 E19$ BAS=[YR=2014] W19
FSP=[YR=2018] N10 W10 S10 E10 $ W10 S49 E12 FOP=[YR=2014]
E5 FGR=[YR=2014] S1 E20 N19 W20 S18 $ N4 W5 S4 $ N4 E5 N14
E12 N31 $.

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	685.00	SF	5.20	5.20	100	2014	2014	3	95	3,384	

LAND DESCRIPTION

TOTAL OB/XF 3,384

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	000000	C	VAC RES	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