LOT 33
IN OR 2008/1762
CYPRESS PALM GARDENS REPLAT

FOWLER JOHN A
94231 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

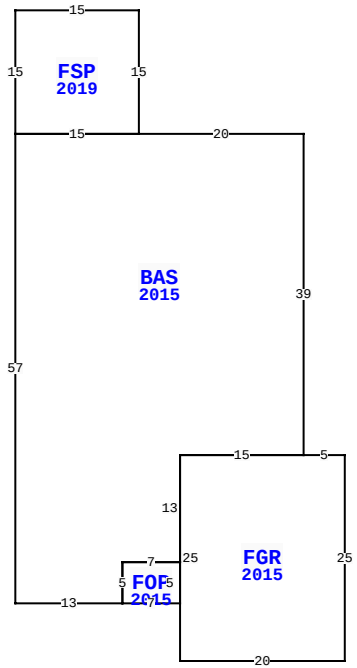
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,690	100	1,690	185,936
FGR	500	55	275	30,256
FOP	35	30	10	1,100
FSP	225	40	90	9,902
TOTALS	2,450		2,065	227,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	120.1382	114.13	235,678	2015	2015	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1690 HX Base Yr 2023



94231 PALM GARDEN DR, 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		227,194
TOTAL MARKET OB/XF VALUE		4,258
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		306,452
SOH/AGL Deduction		1,314
ASSESSED VALUE		305,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,138
TOTAL JUST VALUE		306,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530825	CO ISSUED	0	10/19/2015
B1530825	NEW CONSTR	219,675	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1762	10/13/2015	SW	Q	I	01	243,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: FOWLER JOHN A

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W5 BAS=[YR=2015] N39 W20 FSP=[YR=2019] N15 W15 S15 E15$ W15 S57 E13 FOP=[YR=2015] E7 N5 W7 S5$ N5 E7 N13 E15$ W15 S25 E20 N25 $.

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	792.00	SF	5.20	5.20	100	2015	2015	3	95	3,912	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	2015	2015	3	95	346	

LAND DESCRIPTION

TOTAL OB/XF 4,258

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