LOT 36
IN OR 2013/781
CYPRESS PALM GARDENS REPLAT

FURR WILLIAM RUSSELL & MELISSA L
94232 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0036-0000

BUILDING CHARACTERISTICS

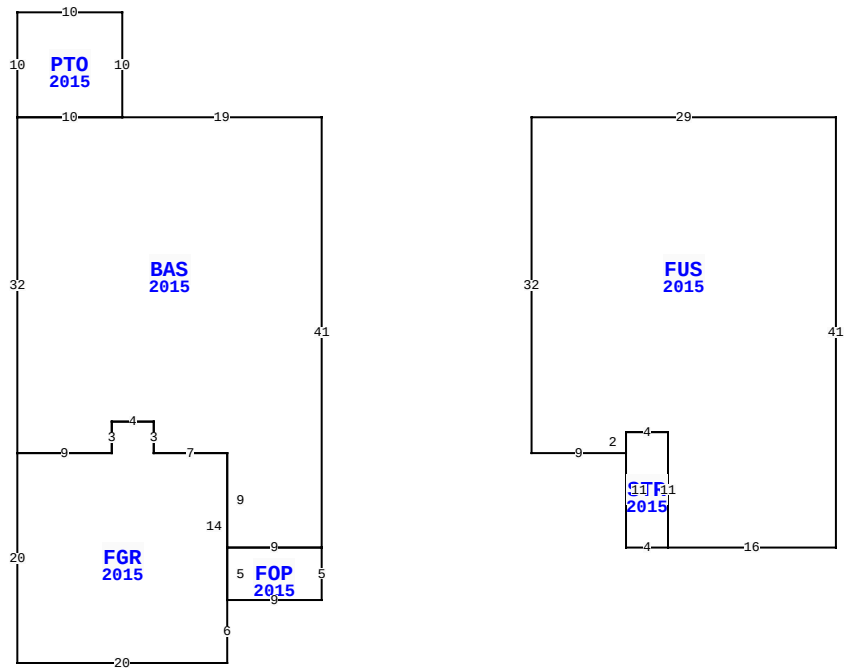
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	997	100	997	113,957
FGR	412	55	227	25,946
FOP	45	30	14	1,600
FUS	1,064	100	1,064	121,615
PTO	100	5	5	571
STR	44	10	4	458
TOTALS	2,662		2,311	264,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	124.8716	118.63	274,154	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 2061 HX Base Yr 2016



94232 PALM GARDEN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,147
TOTAL MARKET OB/XF VALUE		4,140
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,287
SOH/AGL Deduction		135,557
ASSESSED VALUE		207,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,730
TOTAL JUST VALUE		343,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530916	CO ISSUED	0	11/15/2015
B1530916	NEW CONSTR	274,595	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/0781	11/05/2015	SW	Q	I	01	198,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: FURR WILLIAM RUSSEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10$ W10 S32 FGR=[YR=2015] S20 E20 N6 FOP=[YR=2015] E9 N5 W9 S5$ N14 W7 N3 W4 S3 W9$ E9 N3 E4S3 E7 S9 E9 N41$ PTR= E20 FUS=[YR=2015] E29 S41 W16 STR=[YR=2015] W4 N11 E4 S11$ N11 W4 S2 W9 N32$ W20$.

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	14	4	56.00	SF	6.50	6.50	100	2015	2015	3	95	346	
2	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2015	2015	3	95	3,794	

LAND DESCRIPTION

TOTAL OB/XF 4,140

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