LOT 45
IN OR 2102/882
CYPRESS PALM GARDENS REPLAT

MABE JAMES T &/BOURGOIN CALI AMBER (JT/RS)
94070 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0210-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

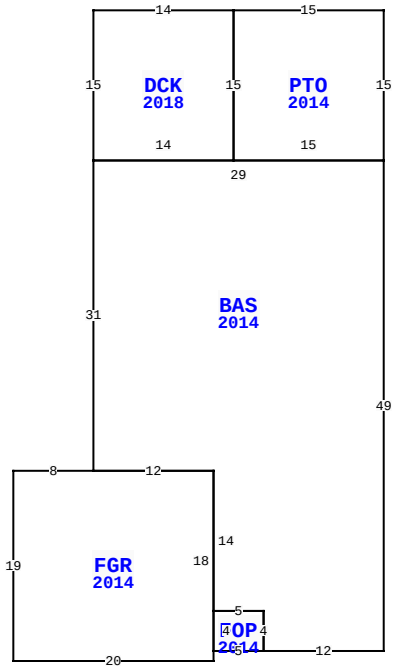
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
DCK	210	10	21	2,559
FGR	380	55	209	25,469
FOP	20	30	6	731
PTO	225	5	11	1,341
TOTALS	2,020		1,432	174,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	133.8324	127.14	182,064	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1185 HX Base Yr 2019



94070 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		174,508
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		252,986
SOH/AGL Deduction		86,413
ASSESSED VALUE		166,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,573
TOTAL JUST VALUE		252,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429509	CO ISSUED	0	12/17/2014
B1429509	NEW CONSTR	149,819	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/0882	2/17/2017	WD	Q	I	01	145,000
GRANTOR: NELSON DENNIS JR & TY						
GRANTEE: MABE JAMES T & CALI						
1955/0434	12/22/2014	SW	Q	I	01	156,800
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: NELSON DENNIS JR &						

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	704.00	SF	5.20	5.20	100	2014	2014	3	95	3,478	

BUILDING DIMENSIONS

PTO=[YR=2014] N15 W15 DCK=[YR=2018] W14 S15 E14 N15$ S15 E15$ BAS=[YR=2014] W29 S31 FGR=[YR=2014] W8 S19 E20 N1 FOP=[YR=2014] E5 N4 W5 S4 $ N18 W12 $ E12 S14 E5 S4 E12 N49$.

LAND DESCRIPTION

TOTAL OB/XF 3,478

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 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