LOT 49
IN OR 1999/1162
CYPRESS PALM GARDENS REPLAT

RICHARD MATTHEW C & JILL S
95018 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

**2024**

**32-2N-28-0210-0049-0000**

## BUILDING CHARACTERISTICS

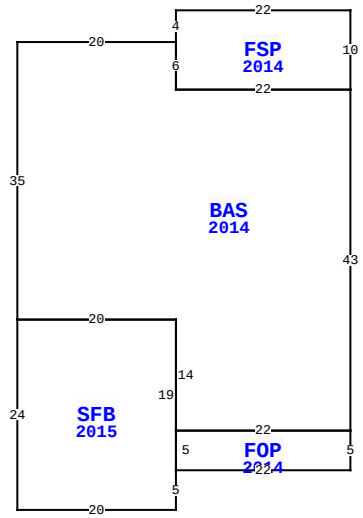
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | |

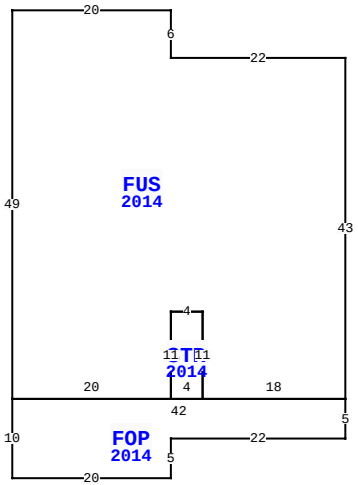
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,646 | 100 | 1,646 | 158,727 |
| FOP | 110 | 30 | 33 | 3,182 |
| FOP | 310 | 30 | 93 | 8,968 |
| FSP | 220 | 40 | 88 | 8,486 |
| FUS | 1,882 | 100 | 1,882 | 181,485 |
| SFB | 480 | 80 | 384 | 37,030 |
| STR | 44 | 10 | 4 | 386 |
| TOTALS | 4,692 | | 4,130 | 398,266 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,130 | 105.9564 | 100.66 | 415,726 | 2014 | 2014 | 0 | 0 | 0 | 4.20 | 95.80 |

1 SINGLE FAM – 100% - 2016 Heated Area: 3912 HX Base Yr 2016




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

95018 CYPRESS TR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 398,266 |
| TOTAL MARKET OB/XF VALUE | | 3,230 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 476,496 |
| SOH/AGL Deduction | | 181,079 |
| ASSESSED VALUE | | 295,417 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 245,417 |
| TOTAL JUST VALUE | | 476,496 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 458,601 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1999/1162 | 8/21/2015 | SW | Q | I | 01 | 315,000 |

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: RICHARD MATTHEW C &

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2014] W22 S4 BAS=[YR=2014] W20 S35 SFB=[YR=2015] S24 E20 N5 FOP=[YR=2014] E22 N5 W22 S5 $ N19 W20 $ E20 S14 E22 N43 W22 N6 $ S6 E22 N10 $ PTR= E30 FUS=[YR=2014] E20 S6 E22 S43 FOP=[YR=2014] S5 W22 S5 W20 N10 E42$ W18 STR=[YR=2014] W4 N11 E4 S11$ N11 W4 S11 W20 N49 $ W30$.

## 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 | 12 | 3 | 36.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 222 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 609.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,008 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,230

| 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