LOT 6
IN OR 1955/388
CYPRESS PALM GARDENS REPLAT

PITTMAN JACOB LAMAR/RIORDAN JENNIFER LOU
95133 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0210-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

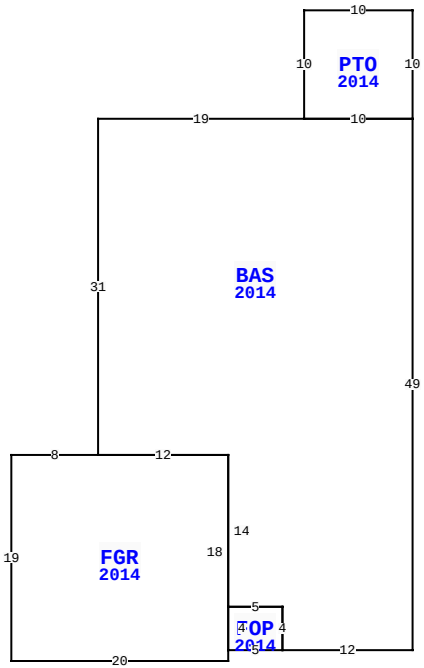
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,185 | 100 | 2014 | 1,185 | 151,215 |
| FGR | 380 | 55 | 2014 | 209 | 26,669 |
| FOP | 20 | 30 | 2014 | 6 | 766 |
| PTO | 100 | 5 | 2014 | 5 | 638 |
| TOTALS | 1,685 | | | 1,405 | 179,288 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,405 | 133.8324 | 133.83 | 188,031 | 2014 | 2014 | 0 | 0 | 0 | 4.65 | 95.35 |

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




95133 CYPRESS TR, 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 | | 179,288 |
| TOTAL MARKET OB/XF VALUE | | 3,373 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 257,661 |
| SOH/AGL Deduction | | 122,470 |
| ASSESSED VALUE | | 135,191 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 84,469 |
| TOTAL JUST VALUE | | 257,661 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,628 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429510 | CO ISSUED | 0 | 12/19/2014 |
| B1429510 | NEW CONSTR | 148,103 | 10/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1955/0388 | 12/23/2014 | WD | Q | I | 01 | 161,300 |

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: PITTMAN JACOB LAMAR

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2014] W10 S10 BAS=[YR=2014] W19 S31 FGR=[YR=2014] W8 S19 E20 N1 FOP=[YR=2014] E5 N4 W5 S4 $ N18 W12 $ E12 S14 E5 S4 E12 N49 W10 $ E10 N10 $.

## 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 | 690.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 94 | 3,373 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,373

| 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 | 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 07/29/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS