LOT 8
IN OR 2017/1842
CYPRESS PALM GARDENS REPLAT

FREEMAN THOMAS
95195 CYPRESS TRAILS
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0008-0000

BUILDING CHARACTERISTICS

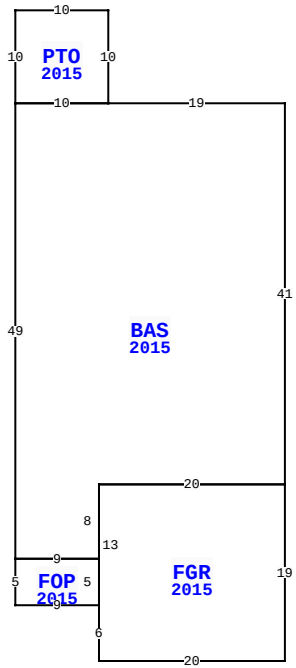
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,261	100	2015	1,261	168,383
FGR	380	55	2015	209	27,908
FOP	45	30	2015	14	1,869
PTO	100	5	2015	5	667
TOTALS	1,786			1,489	198,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	139.2351	139.24	207,328	2015	2015	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2016 Heated Area: 1261 HX Base Yr 2016



95195 CYPRESS TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,828
TOTAL MARKET OB/XF VALUE		3,794
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		277,622
SOH/AGL Deduction		111,324
ASSESSED VALUE		166,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,576
TOTAL JUST VALUE		277,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529979	CO ISSUED	0	05/21/2015
B1529979	NEW CONSTR	159,578	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/1842	12/08/2015	SW	Q	I	01	186,700

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: FREEMAN THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10$ W10 S49 FOP=[YR=2015] S5 E9 FGR=[YR=2015] S6 E20 N19 W20 S13 $ N5 W9$ E9 N8 E20 N41$.

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	693.00	SF	5.20	5.20	100	2015	2015	3	95	3,423	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	

LAND DESCRIPTION

TOTAL OB/XF 3,794

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