LOT 9
IN OR 2136/1622
CYPRESS PALM GARDENS REPLAT

MANDEVILLE-GUTHRIE GLENDA L/E/
95211 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0009-0000

BUILDING CHARACTERISTICS

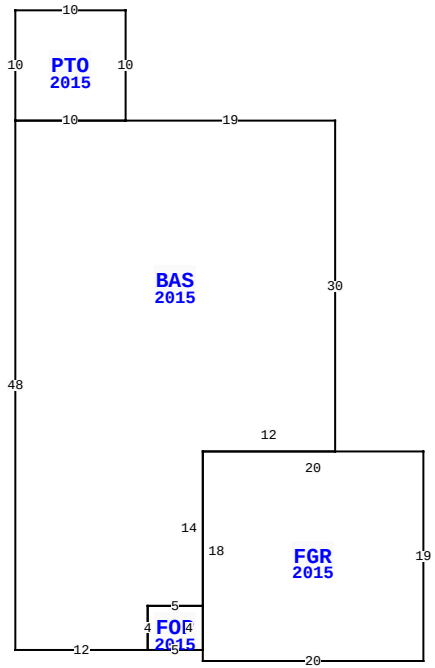
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,156	100	2015	1,156	149,883
FGR	380	55	2015	209	27,098
FOP	20	30	2015	6	778
PTO	100	5	2015	5	648
TOTALS	1,656			1,376	178,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	135.2676	135.27	186,132	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1156 HX Base Yr 2016



95211 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		178,408
TOTAL MARKET OB/XF VALUE		3,626
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		257,034
SOH/AGL Deduction		103,397
ASSESSED VALUE		153,637
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		47,915
TOTAL JUST VALUE		257,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530966	CO ISSUED	0	12/21/2015
B1530966	NEW CONSTR	151,092	08/01/2015
P1518616	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1622	7/27/2017	LE	U	I	11	100
GRANTOR: MANDEVILLE GUTHRIE GL						
GRANTEE: MANDEVILLE GUTHRIE						
2020/0309	12/18/2015	SW	Q	I	01	159,300
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: MANDEVILLE-GUTHRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10$ W10 S48 E12 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E20 N19 W20 S18 $ N4 W5 S4$ N4 E5 N14 E12 N30$.

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	8	4	32.00	SF	6.50	6.50	100	2015	2015	3	95	198	
2	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2015	2015	3	95	3,428	

LAND DESCRIPTION

TOTAL OB/XF 3,626

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