

HUTCHINSON BRENDA &/BAUDEK TONYA L
95226 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

32-2N-28-0210-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 70		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		4																	
Exterior Wall		16		WD FR STUC 30		10100		01		1,376		138.8556		138.86		191,071		2015		2015		2015		0		0		4.15		95.85		4																	
1 SINGLE FAM - 100% - 2021										Heated Area: 1156										HX Base Yr 2021																													
Roof Structur		03		GABLE/HIP 100		03		COMP SHNGL 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Roof Cover		03		COMP SHNGL 100		03		COMP SHNGL 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Interior Wall		05		DRYWALL 100		05		DRYWALL 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Interior Floo		13		LVT/LAMNT 80		13		LVT/LAMNT 80		10		10		10		10		10		10		10		10		10		10		10		10																	
Interior Floo		11		CLAY TILE 20		11		CLAY TILE 20		10		10		10		10		10		10		10		10		10		10		10		10																	
Air Condition		03		CENTRAL 100		03		CENTRAL 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Heating Type		04		AIR DUCTED 100		04		AIR DUCTED 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Bedrooms		3		100		3		100		10		10		10		10		10		10		10		10		10		10		10		10																	
Bathrooms		2		100		2		100		10		10		10		10		10		10		10		10		10		10		10		10																	
Frame		02		WOOD FRAME 100		02		WOOD FRAME 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Stories		1		1. 100		1		1. 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Units		0		100		0		100		10		10		10		10		10		10		10		10		10		10		10		10																	
Occupancy		00		NONE 100		00		NONE 100		10		10		10		10		10		10		10		10		10		10		10		10																	
Quality		06		Quality Level 06		06		Quality Level 06		10		10		10		10		10		10		10		10		10		10		10		10																	
DOR CODE		0100		SINGLE FAMILY		0100		SINGLE FAMILY		10		10		10		10		10		10		10		10		10		10		10		10																	
MAP NUM				MKT AREA				04		10		10		10		10		10		10		10		10		10		10		10		10																	
NEIGHBORHOOD/LOC		4107.00		4107.00		4107.00		4107.00		10		10		10		10		10		10		10		10		10		10		10		10																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		10		10		10		10		10		10		10		10		10		10		10																	
BAS		1,156		100		2015		1,156		153,860		10		10		10		10		10		10		10		10		10		10		10																	
FGR		380		55		2015		209		27,818		10		10		10		10		10		10		10		10		10		10		10																	
FOP		20		30		2015		6		798		10		10		10		10		10		10		10		10		10		10		10																	
PTO		100		5		2015		5		665		10		10		10		10		10		10		10		10		10		10		10																	
TOTALS		1,656						1,376		183,142		10		10		10		10		10		10		10		10		10		10		10																	
EXTRA FEATURES										95226 CYPRESS TR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/23/2023 MLU									
L N	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	705.00		SF	5.20		5.20		100	2015	2015	3	95	3,483																													