

LOT 12
CYPRESS PALM GARDENS REPLAT
PBK 8/66

DURAND GREGORY F & CINDY A
95212 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0012-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 80	0100	01	2,427	124.5335	124.53	302,234	2015	2015	0	0	4.10	95.90	STANDARD															
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2021													Heated Area: 2142														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	2.5	100																												
Frame	02	WOOD FRAME 100																												
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	997	100	2015	997	119,066																									
FGR	412	55	2015	227	27,109																									
FOP	45	30	2015	14	1,672																									
FSP	100	40	2015	40	4,777																									
FUS	1,145	100	2015	1,145	136,741																									
STR	44	10	2015	4	478																									
TOTALS	2,743			2,427	289,842																									
EXTRA FEATURES						95212 CYPRESS TR, FERNANDINA BEACH																								
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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2015	2015	3	95	3,468														
2	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	2015	2015	3	95	420														
TOTAL OB/XF 3,888																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
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																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1961	8/31/2020	WD	Q	I	01	275,000

GRANTOR: DUGGAN JEREMY LEE & T

GRANTEE: DURAND GREGORY F &

2004/0983	9/21/2015	SW	Q	I	02	226,900
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GRANTOR: CYPRESS TRAILS LLC

GRANTEE: DUGGAN JEREMY LEE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FSP=[YR=2015] N10 W10 S10 E10\$ W10 S32
FGR=[YR=2015] S20 E20 N6 FOP=[YR=2015] E9 N5 W9 S5\$ N14 W7
N4 W3 S4 W10\$ E10 N4 E3 S4 E7 S9 E9 N41\$ PTR= E15
FUS=[YR=2015] E29 S41 W16 STR=[YR=2015] W4 N11 E4 S11\$ N11
W4S11 W9 N41\$ W15\$.