LOT 14
IN OR 1999/1231
CYPRESS PALM GARDENS REPLAT

CAMPBELL TASHA RENAE
95180 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0014-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

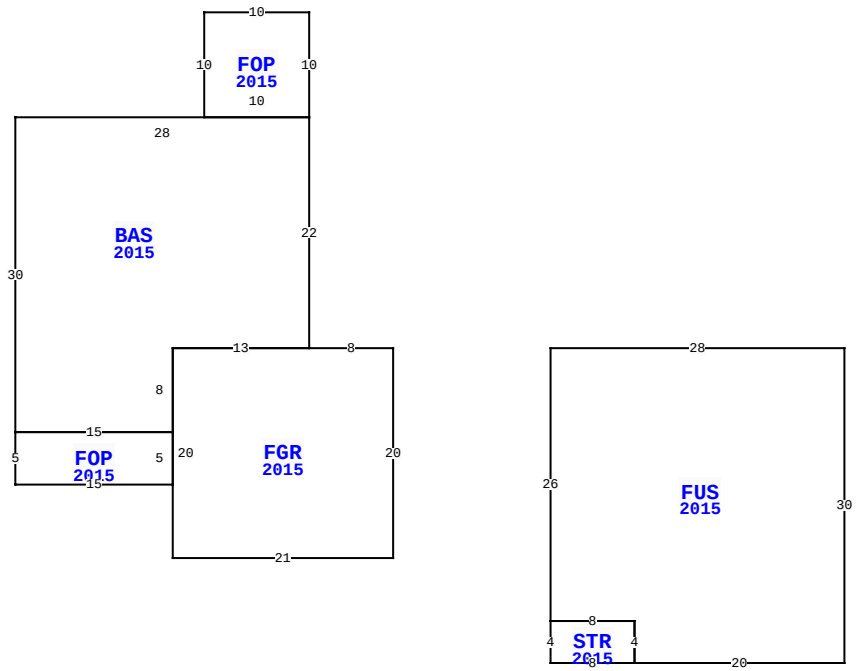
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4107.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	2015	736	88,352
FGR	420	55	2015	231	27,729
FOP	75	30	2015	22	2,641
FOP	100	30	2015	30	3,601
FUS	808	100	2015	808	96,994
STR	32	10	2015	3	360
TOTALS	2,171			1,830	219,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	125.2350	125.24	229,189	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1544 HX Base Yr 2016



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

95180 CYPRESS TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,678
TOTAL MARKET OB/XF VALUE		3,829
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		298,507
SOH/AGL Deduction		119,270
ASSESSED VALUE		179,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,515
TOTAL JUST VALUE		298,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530542	CO ISSUED	0	08/20/2015
B1530542	NEW CONSTR	196,789	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1231	8/21/2015	SW	Q	I	01	190,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: CAMPBELL TASHA RENA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W8 BAS=[YR=2015] N22 FOP=[YR=2015] N10 W10 S10 E10$ W28 S30 FOP=[YR=2015] S5 E15 N5 W15$ E15 N8 E13$ W13 S20 E21 N20$ PTR= E15 FUS=[YR=2015] E28 S30 W20 STR=[YR=2015] W8 N4 E8 S4$ N4 W8 N26$ W15$.

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	705.00	SF	5.20	5.20	100	2015	2015	3	95	3,483	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	2015	2015	3	95	346	

LAND DESCRIPTION

TOTAL OB/XF 3,829

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