

LOT 15
CYPRESS PALM GARDENS REPLAT
PBK 8/66

JUSTICE JEFFREY S
95164 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	4107.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	2014	1,185	151,215
FGR	380	55	2014	209	26,669
FOP	20	30	2014	6	766
FSP	100	40	2018	40	5,104
PTO	190	5	2018	10	1,276
TOTALS	1,875			1,450	185,030

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0	0	685.00	SF	5.20	5.20	100	2014	2014	3	94	3,348	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES

REVIEW DATE	04/12/2019	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,450	133.8324	133.83	194,054	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2025											
Heated Area: 1185											
HX Base Yr 2025											
95164 CYPRESS TR, FERNANDINA BEACH											

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

TOTAL OB/XF											
3,348											

TOTAL OB/XF											
3,348											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			185,030
TOTAL MARKET OB/XF VALUE			3,348
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			263,378
SOH/AGL Deduction			0
ASSESSED VALUE			263,378
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			212,656
TOTAL JUST VALUE			263,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429468	CO ISSUED	0	12/18/2014
B1429468	NEW CONSTR	148,103	10/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2726/229	7/15/2024	WD	Q	I	01	330,000	
GRANTOR: SANFORD RICHARD & GAI							
GRANTEE: JUSTICE JEFFREY S							
2385/1540	8/11/2020	QC	U	I	11	100	
GRANTOR: SANFORD RICHARD & GAI							
GRANTEE: SANFORD RICHARD & G							

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=2018] N10 W19 S10 E19\$ BAS=[YR=2014] W19 FSP=[YR=2018] N10 W10 S10 E10 \$ W10 S49 E12 FOP=[YR=2014] E5 FGR=[YR=2014] S1 E20 N19 W20 S18 \$ N4 W5 S4 \$ N4 E5 N14 E12 N31 \$.															