LOT 20
IN OR 1987/321
CYPRESS PALM GARDENS REPLAT

WALLACE MARQUITA &/FOLLINS ILLYA K
95114 CYPRESS TRAILS
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0020-0000

BUILDING CHARACTERISTICS

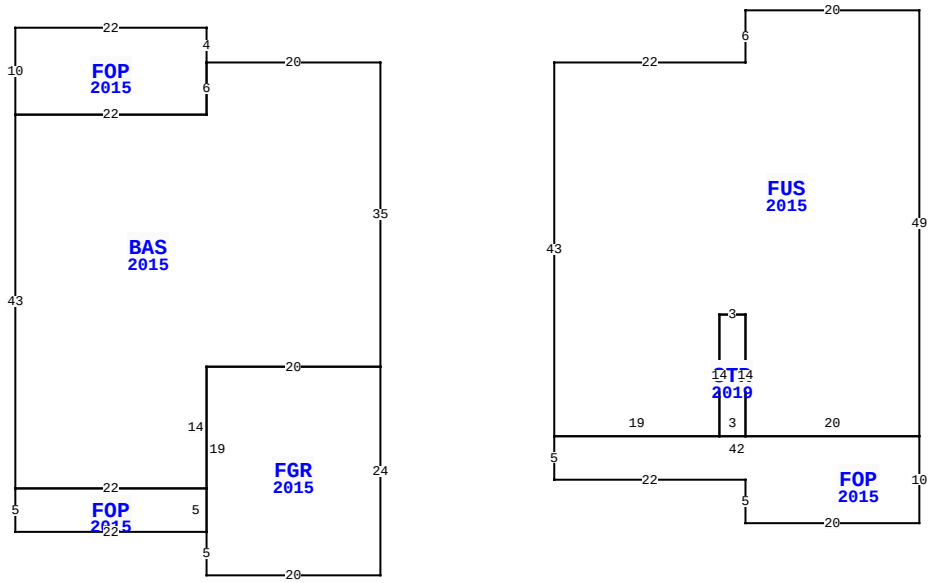
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,646	100	2015	1,646	168,024
FGR	480	55	2015	264	26,949
FOP	110	30	2015	33	3,369
FOP	220	30	2015	66	6,737
FOP	310	30	2015	93	9,494
FUS	1,884	100	2015	1,884	192,319
STR	42	10	2019	4	408
TOTALS	4,692			3,990	407,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,990	106.5015	106.50	424,935	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 3530 HX Base Yr



95114 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	407,300
TOTAL MARKET OB/XF VALUE	3,695
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	485,995
SOH/AGL Deduction	22,714
ASSESSED VALUE	463,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,281
TOTAL JUST VALUE	485,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529871	CO ISSUED	0	04/29/2015
B1529871	NEW CONSTR	424,938	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0321	6/19/2015	SW	Q	I	01	281,400

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: WALLACE MARQUITA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] N4 W22 S10 E22 N6 $ S6 W22 S43 FOP=[YR=2015] S5 E22 FGR=[YR=2015] S5 E20 N24 W20 S19 $ N5 W22 $ E22 N14 E20 N35 $ PTR= E20 FUS=[YR=2015] E22 N6 E20 S49 FOP=[YR=2015] S10 W20 N5 W22 N5 E42 $ W20 STR=[YR=2019] W3 N14 E3 S14$ N14 W3 S14 W19 N43 $ W20$.

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	0	0	0	748.00	SF	5.20	5.20	100	2015	2015	3	95	3,695	

LAND DESCRIPTION

TOTAL OB/XF 3,695

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	000134	C	RES POND	0		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