LOT 21
IN OR 1939/1612
CYPRESS PALM GARDENS REPLAT

ROGIC TOMISLAV & SAMANTHA N
95102 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0021-0000

BUILDING CHARACTERISTICS

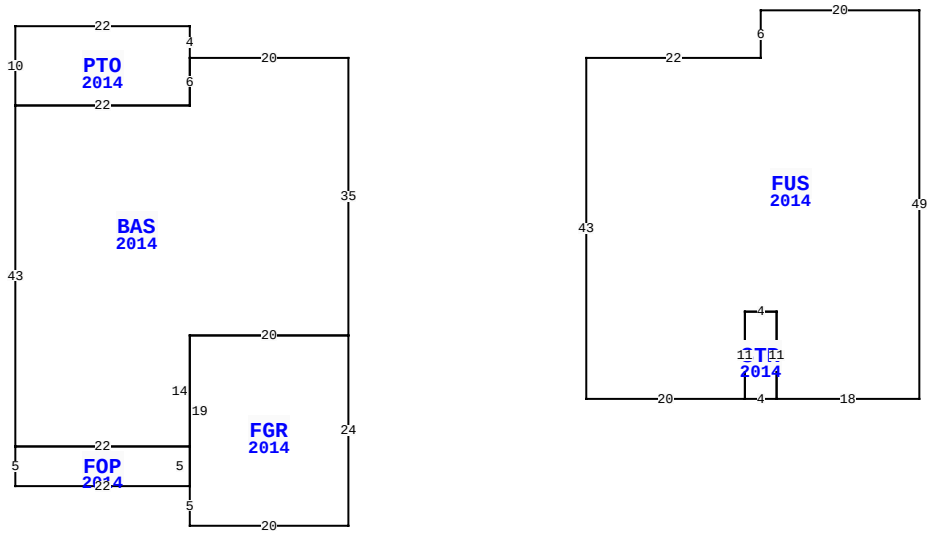
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2014	1,646	167,148
FGR	480	55	2014	264	26,809
FOP	110	30	2014	33	3,352
FUS	1,882	100	2014	1,882	191,113
PTO	220	5	2014	11	1,118
STR	44	10	2014	4	406
TOTALS	4,382			3,840	389,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,840	106.5015	106.50	408,960	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 3528 HX Base Yr 2015



95102 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		389,943
TOTAL MARKET OB/XF VALUE		7,036
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,979
SOH/AGL Deduction		186,231
ASSESSED VALUE		285,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,026
TOTAL JUST VALUE		471,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429050	CO ISSUED	0	09/25/2014
B1429050	NEW CONSTR	415,356	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1612	9/26/2014	SW	Q	I	01	236,600

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: ROGIC TOMISLAV & SA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 PTO=[YR=2014] N4 W22 S10 E22 N6 $ S6 W22 S43 FOP=[YR=2014] S5 E22 FGR=[YR=2014] S5 E20 N24 W20 S19 $ N5 W22 $ E22 N14 E20 N35 $ PTR= E30 FUS=[YR=2014] E22 N6 E20 S49 W18 STR=[YR=2014] W4 N11 E4 S11$ N11 W4 S11 W20 N43 $ W30 $.

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	752.00	SF	5.20	5.20	100	2014	2014	3	94	3,676	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 7,036

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 04/12/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS