LOT 22
IN OR 1993/658
CYPRESS PALM GARDENS REPLAT

MURRAY DUSTIN RANDALL &/GENTRY-MURRAY JACQUELINE
94039 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0210-0022-0000**

## BUILDING CHARACTERISTICS

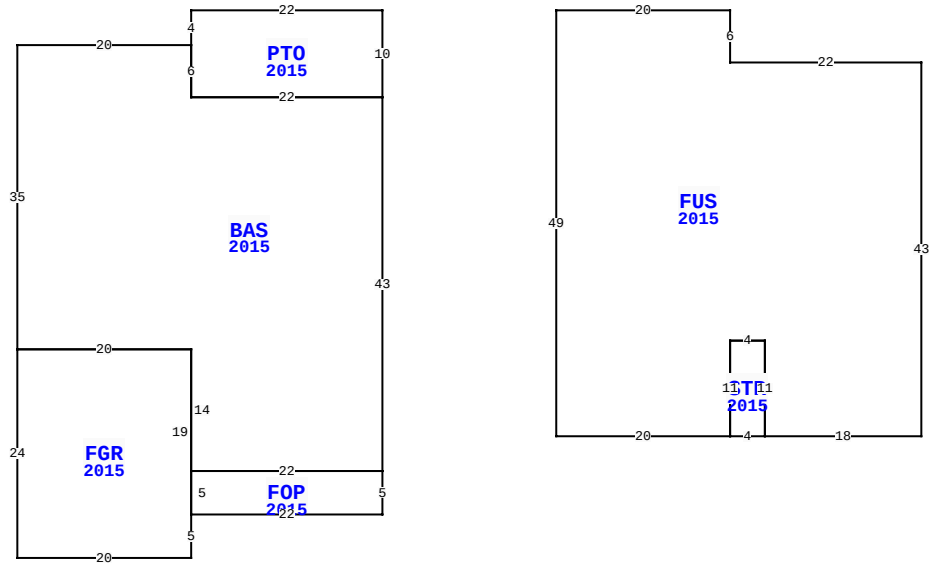
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 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 | 2015 | 1,646 | 169,665 |
| FGR | 480 | 55 | 2015 | 264 | 27,213 |
| FOP | 110 | 30 | 2015 | 33 | 3,402 |
| FUS | 1,882 | 100 | 2015 | 1,882 | 193,991 |
| PTO | 220 | 5 | 2015 | 11 | 1,134 |
| STR | 44 | 10 | 2015 | 4 | 412 |
| TOTALS | 4,382 | | | 3,840 | 395,816 |

## 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 | 107.5365 | 107.54 | 412,954 | 2015 | 2015 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 100% - 2019 Heated Area: 3528 HX Base Yr 2019




94039 PALM GARDEN DR, 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 | | 395,816 |
| TOTAL MARKET OB/XF VALUE | | 3,789 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 474,605 |
| SOH/AGL Deduction | | 200,948 |
| ASSESSED VALUE | | 273,657 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 222,935 |
| TOTAL JUST VALUE | | 474,605 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 456,764 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530418 | CO ISSUED | 0 | 07/24/2015 |
| B1530418 | NEW CONSTR | 422,735 | 05/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1993/0658 | 7/24/2015 | SW | Q | I | 01 | 242,300 |

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: MURRAY DUSTIN RANDA

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2015] W22 S4 BAS=[YR=2015] W20 S35 FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E22 N5 W22 S5$ N19 W20$ E20 S14 E22 N43 W22 N6$ S6 E22 N10$ PTR= E20 FUS=[YR=2015] E20 S6 E22 S43 W18 STR=[YR=2015] W4 N11 E4 S11$ N11 W4 S11 W20 N49 $ 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 | 0810 | CONCRETE A | 0 | 100 | 15 | 4 | 60.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 371 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 692.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,418 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,789

| 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