LOT 23
IN OR 1955/419
CYPRESS PALM GARDENS REPLAT

GENER-JONES GERALDINE CAPILI/JONES RICHARD W
94053 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0023-0000

BUILDING CHARACTERISTICS

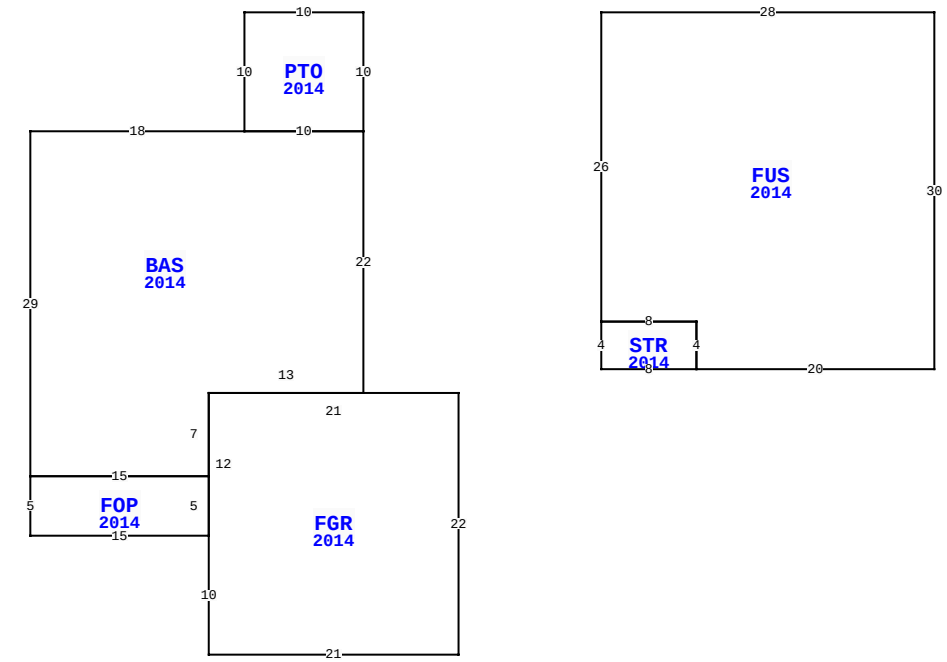
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	721	100	2014	721	86,099
FGR	462	55	2014	254	30,332
FOP	75	30	2014	22	2,627
FUS	808	100	2014	808	96,488
PTO	100	5	2014	5	597
STR	32	10	2014	3	359
TOTALS	2,198			1,813	216,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	125.2350	125.24	227,060	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1529 HX Base Yr 2015



94053 PALM GARDEN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,502
TOTAL MARKET OB/XF VALUE		3,441
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		294,943
SOH/AGL Deduction		136,309
ASSESSED VALUE		158,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,912
TOTAL JUST VALUE		294,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805837	SOLAR PANELS	19,987	06/08/2018
B1429541	CO ISSUED	0	12/19/2014
B1429541	NEW CONSTR	193,474	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/0419	12/22/2014	SW	Q	I	02	185,600

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: GENER-JONES GERALDI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W10 S10 BAS=[YR=2014] W18 S29 FOP=[YR=2014] S5 E15 FGR=[YR=2014] S10 E21 N22 W21 S12$ N5 W15 $ E15 N7 E13 N22 W10 $ E10 N10 $ PTR= E20 FUS=[YR=2014] E28 S30 W20 STR=[YR=2014] W8 N4 E8 S4$ N4 W8 N26 $ 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	100	0	0	704.00	SF	5.20	5.20	100	2014	2014	3	94	3,441	

LAND DESCRIPTION

TOTAL OB/XF 3,441

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