LOT 24
IN OR 2246/1403
CYPRESS PALM GARDENS REPLAT

GOULD MORGAN LINDSAY MURRAY
1713 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0024-0000

BUILDING CHARACTERISTICS

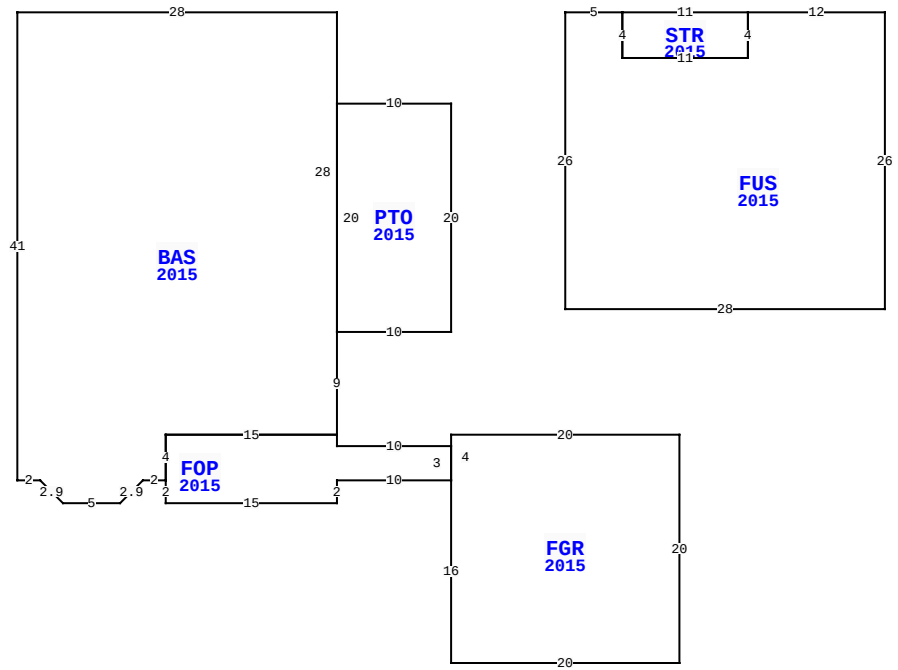
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,102	100	2015	1,102	132,730
FGR	400	55	2015	220	26,498
FOP	120	30	2015	36	4,336
FUS	684	100	2015	684	82,384
PTO	200	5	2015	10	1,205
STR	44	10	2015	4	482
TOTALS	2,550			2,056	247,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	125.6605	125.66	258,357	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1786 HX Base Yr



BLD DATE	09/24/2015 KK	LGL DATE	
XF DATE		LAND DATE	06/23/2023 MLU
INC DATE		AG DATE	

94071 PALM GARDEN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,635
TOTAL MARKET OB/XF VALUE	4,303
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	326,938
SOH/AGL Deduction	20,767
ASSESSED VALUE	306,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,171
TOTAL JUST VALUE	326,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530218	CO ISSUED	0	07/25/2015
B1530218	NEW CONSTR	227,824	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/1403	12/27/2018	SW	U	I	12	200,000
GRANTOR: ROUNDPOINT MTG SERVIC						
GRANTEE: MURRAY MORGAN LINDS						
2233/1242	2/27/2018	WD	U	I	12	220,700
GRANTOR: KORDON CHARLES A SR &						
GRANTEE: ROUNDPOINT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 S41 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=2015] S2 E15 N2 E10 FGR=[YR=2015] S16 E20 N20 W20 S4$ N3 W10 N1 W15 S4$ N4 E15 N9 PTO=[YR=2015] E10 N20 W10 S20$ N28$ PTR= E20 FUS=[YR=2015] E5 STR=[YR=2015] E11 S4 W11 N4$ S4 E11 N4 E12 S26 W28 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	0	0	0	696.00	SF	5.20	5.20	100	2015	2015	3	95	3,438	
2	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	2015	2015	3	95	865	

LAND DESCRIPTION

TOTAL OB/XF 4,303

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	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