

LOT 25
CYPRESS PALM GARDENS REPLAT
PBK 8/66

DEAL WILLIAM S/WILLIAMS AMELIA FAITH
94099 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0025-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	05	AVERAGE 70	0100	01	1,489	129.8511	129.85	193,347	2015	2015	0	0	4.15	95.85	VALUATION SUMMARY																										
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2021												Heated Area: 1261												HX Base Yr 2021														
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD														
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:														
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												185,323														
Interior Floo	14	CARPET 60													TOTAL MARKET OB/XF VALUE												3,695														
Interior Floo	13	LVT/LAMNT 40													TOTAL LAND VALUE - MARKET												75,000														
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												264,018														
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												76,396														
Bedrooms	04	3 100													ASSESSED VALUE												187,622														
Bathrooms	04	2 100													TOTAL EXEMPTION VALUE												HX HB 50,722														
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												136,900														
Stories	1.	1. 100	TOTAL JUST VALUE												264,018																										
Units	0	0 100	NCON VALUE												0																										
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												255,674														
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	1,261	100	2015	1,261	156,946																																				
FGR	380	55	2015	209	26,013																																				
FOP	45	30	2015	14	1,743																																				
PTO	100	5	2015	5	622																																				
TOTALS																		1,786												1,489 185,323											
EXTRA FEATURES																		94099 PALM GARDEN DR, FERNANDINA BEACH																							
L N	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	748.00	SF	5.20	5.20	100	2015	2015	3	95	3,695																											
LAND DESCRIPTION																		TOTAL OB/XF 3,695																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																									