LOT 26
CYPRESS PALM GARDENS REPLAT
PBK 8/66

WALDEN MICHAEL G &/CHRISTOPHER R STEPHANIE
94131 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0026-0000

BUILDING CHARACTERISTICS

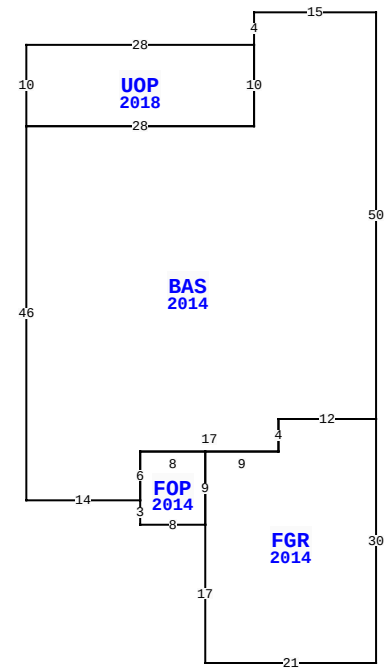
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,966	100	2014	1,966	223,731
FGR	594	55	2014	327	37,212
FOP	72	30	2014	22	2,504
UOP	280	20	2018	56	6,373
TOTALS	2,912			2,371	269,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,371	119.3493	119.35	282,979	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1966 HX Base Yr 2023



94131 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		269,820
TOTAL MARKET OB/XF VALUE		3,656
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		348,476
SOH/AGL Deduction		4,279
ASSESSED VALUE		344,197
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,475
TOTAL JUST VALUE		348,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429388	CO ISSUED	0	12/15/2014
B1429388	NEW CONSTR	255,452	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/0368	1/18/2019	WD	Q	I	01	240,000
GRANTOR: BROOKINS LORNA KAY &						
GRANTEE: WALDEN MICHAEL & ST						
1955/0598	12/22/2014	SW	Q	I	01	227,000
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: BROOKINS LORNA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 S4 UOP=[YR=2018] W28 S10 E28 N10 $ S10 W28 S46 E14 FOP=[YR=2014] S3 E8 FGR=[YR=2014] S17 E21 N30 W12 S4 W9 S9 $ N9 W8 S6 $ N6 E17 N4 E12 N50 $.

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	748.00	SF	5.20	5.20	100	2014	2014	3	94	3,656	

LAND DESCRIPTION

TOTAL OB/XF 3,656

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