LOT 28
CYPRESS PALM GARDENS REPLAT
PBK 8/66

JONES TIMOTHY EDWARD
94181 PALM GARDEN DRIVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0028-0000

BUILDING CHARACTERISTICS

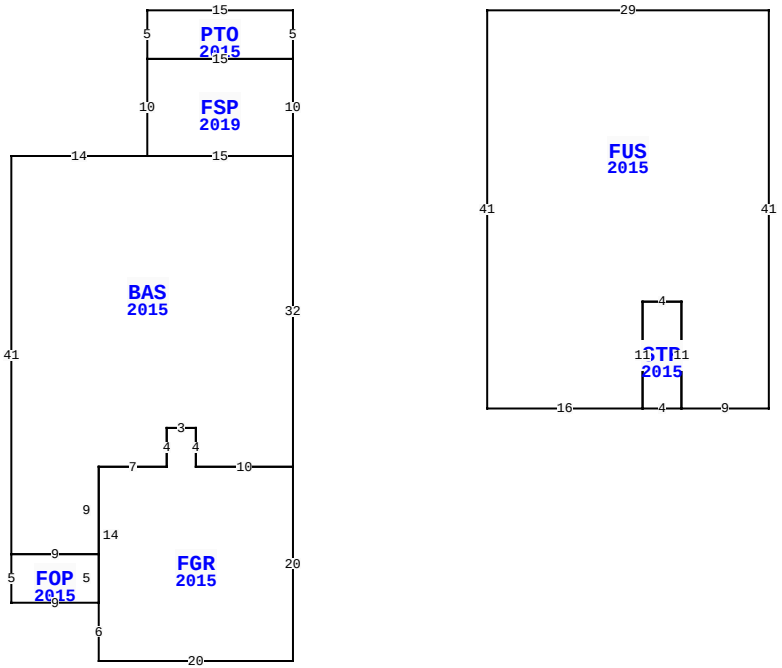
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	997	100	2015	997	113,367
FGR	412	55	2015	227	25,811
FOP	45	30	2015	14	1,592
FSP	150	40	2019	60	6,822
FUS	1,145	100	2015	1,145	130,197
PTO	75	5	2015	4	455
STR	44	10	2015	4	455
TOTALS	2,868			2,451	278,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	118.5696	118.57	290,615	2015	2015	0	0	0	4.10	95.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2142 HX Base Yr 2021



94181 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		278,700
TOTAL MARKET OB/XF VALUE		3,982
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		357,682
SOH/AGL Deduction		99,174
ASSESSED VALUE		258,508
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		202,786
TOTAL JUST VALUE		357,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013654	1060 SF STRG		10/24/2023
B1530908	CO ISSUED	0	04/29/2016
B1530908	NEW CONSTR	277,304	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0593	3/27/2020	WD	Q	I	01	245,000
GRANTOR: FORKAST LLC						
GRANTEE: JONES TIMOTHY EDWAR						
2102/0432	2/15/2017	SW	Q	I	01	199,900
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: FORKAST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W15 S5 FSP=[YR=2019] S10 BAS=[YR=2015] W14 S41 FOP=[YR=2015] S5 E9 FGR=[YR=2015] S6 E20 N20 W10 N4 W3 S4 W7 S14$ N5 W9$ E9 N9 E7 N4 E3 S4 E10 N32 W15$ E15 N10 W15$ E15 N5$ PTR= E20 FUS=[YR=2015] E29 S41 W9 STR=[YR=2015] W4N11 E4 S11$ N11 W4 S11 W16 N41$ 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	14	4	56.00	SF	6.50	6.50	100	2015	2015	3	95	346	
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2015	2015	3	95	3,636	

LAND DESCRIPTION

TOTAL OB/XF 3,982

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