LOT 29
IN OR 1993/641
CYPRESS PALM GARDENS REPLAT

WILSON LISA R & DAVID
94195 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0029-0000

BUILDING CHARACTERISTICS

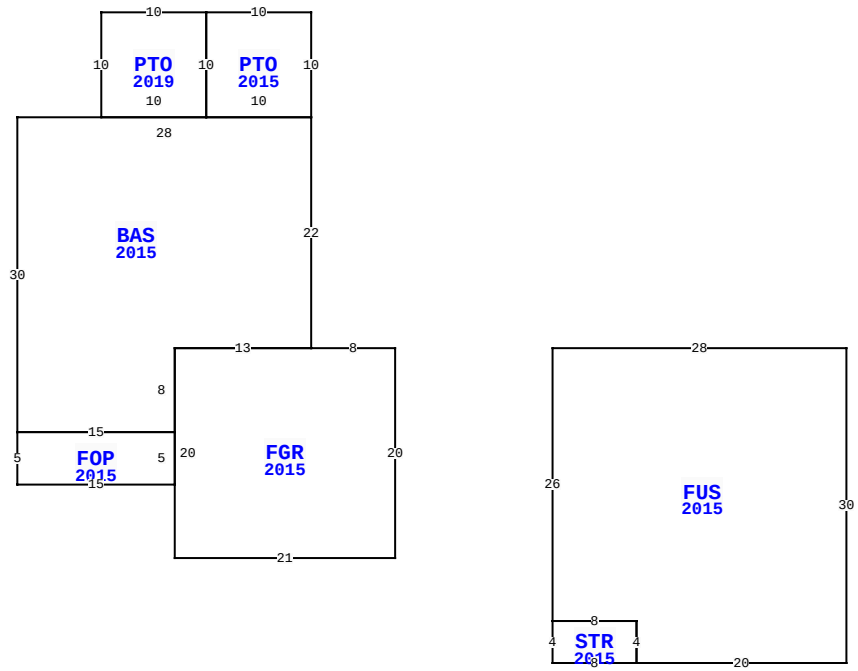
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	736	100	2015	736	88,352
FGR	420	55	2015	231	27,729
FOP	75	30	2015	22	2,641
FUS	808	100	2015	808	96,994
PTO	100	5	2015	5	600
PTO	100	5	2019	5	600
STR	32	10	2015	3	360
TOTALS	2,271			1,810	217,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	125.2350	125.24	226,684	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1544 HX Base Yr 2016



94195 PALM GARDEN DR, FERNANDINA BEACH

BLD DATE	10/15/2015 KW	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		217,277
TOTAL MARKET OB/XF VALUE		17,038
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		309,315
SOH/AGL Deduction		124,657
ASSESSED VALUE		184,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,936
TOTAL JUST VALUE		309,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530219	CO ISSUED	0	07/24/2015
B1530219	NEW CONSTR	196,507	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1993/0641	7/24/2015	SW	Q	I	02	185,100

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: WILSON LISA R & DAV

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W8 BAS=[YR=2015] N22 PTO=[YR=2015] N10 W10
PTO=[YR=2019] W10 S10 E10 N10$ S10 E10$ W28 S30
FOP=[YR=2015] S5 E15 N5 W15$ E15 N8 E13$ W13 S20 E21 N20$
PTR= E15 FUS=[YR=2015] E28 S30 W20 STR=[YR=2015] W8 N4 E8
S4$ N4 W8 N26$ W15$.

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	716.00	SF	5.20	5.20	100	2015	2015	3	95	3,537	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2015	2015	3	95	395	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	20.10	20.10	100	2016	2016	3	70	4,052	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2019	2019	3	87	3,758	
5	0811	CONCRETE B	0	100	0	0	1,050.00	SF	5.20	5.20	100	2019	2019	3	97	5,296	

LAND DESCRIPTION

TOTAL OB/XF 17,038

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