LOT 30
IN OR 2239/839
CYPRESS PALM GARDENS REPLAT

STEWART ROGER D &/DULL JULEEANN
94209 PALM GARDEN DRIVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0030-0000

BUILDING CHARACTERISTICS

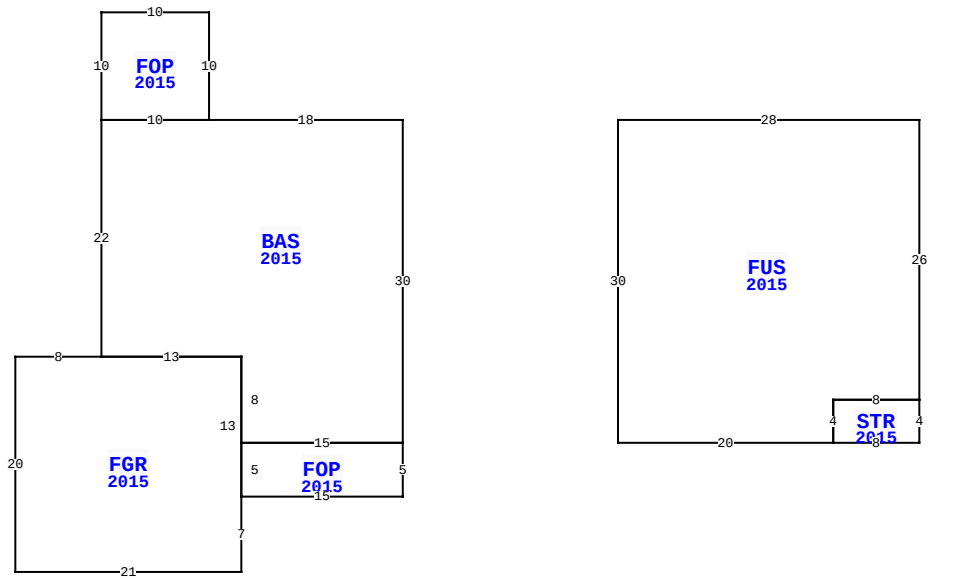
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	93,621
FGR	420	55	2015	231	29,384
FOP	75	30	2015	22	2,799
FOP	100	30	2015	30	3,816
FUS	808	100	2015	808	102,780
STR	32	10	2015	3	381
TOTALS	2,171			1,830	232,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	132.7100	132.71	242,859	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1544 HX Base Yr 2019



94209 PALM GARDEN DR, FERNANDINA BEACH

BLD DATE	10/15/2015 KK	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		232,780
TOTAL MARKET OB/XF VALUE		3,710
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,490
SOH/AGL Deduction		104,457
ASSESSED VALUE		207,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,311
TOTAL JUST VALUE		311,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530541	CO ISSUED	0	09/21/2015
B1530541	NEW CONSTR	196,789	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2239/0839	10/18/2018	WD	Q	I	02	220,000
GRANTOR: LYLE DOROTHY						
GRANTEE: STEWART ROGER D & J						
2004/0556	9/18/2015	SW	Q	I	02	199,100
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: LYLE DWIGHT D & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FOP=[YR=2015] N10 W10 S10 E10$ W10 S22
FGR=[YR=2015] W8 S20 E21 N7 FOP=[YR=2015] E15 N5 W15 S5$
N13 W13$ E13 S8 E15 N30$ PTR= E20 FUS=[YR=2015] E28 S26
STR=[YR=2015] S4 W8 N4 E8$ W8 S4 W20 N30$ 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	100	0	0	666.00	SF	5.20	5.20	100	2015	2015	3	95	3,290	
2	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	2015	2015	3	95	420	

LAND DESCRIPTION

TOTAL OB/XF 3,710

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