LOT 32
IN OR 2038/1296
CYPRESS PALM GARDENS REPLAT

MUSIC CODY M & ALEXANDRA L
94243 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0032-0000

BUILDING CHARACTERISTICS

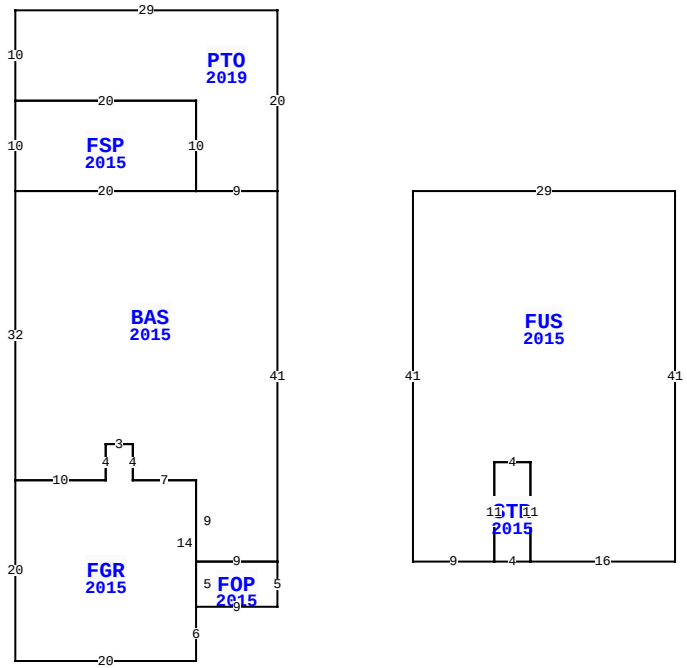
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	117,502
FGR	412	55	2015	227	26,754
FOP	45	30	2015	14	1,650
FSP	200	40	2015	80	9,429
FUS	1,145	100	2015	1,145	134,944
PTO	380	5	2019	19	2,239
STR	44	10	2015	4	471
TOTALS	3,223			2,486	292,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	122.3232	122.32	304,088	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2017 Heated Area: 2142 HX Base Yr 2017



94243 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		292,989
TOTAL MARKET OB/XF VALUE		5,311
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		373,300
SOH/AGL Deduction		147,884
ASSESSED VALUE		225,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,694
TOTAL JUST VALUE		373,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530968	CO ISSUED	0	04/05/2016
B1530968	NEW CONSTR	276,762	08/01/2015
P1518617	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/1296	4/05/2016	SW	Q	I	01	249,600

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: MUSIC CODY M & ALEX

BUILDING NOTES

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	15	4	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	2016	2016	3	95	4,940	

BUILDING DIMENSIONS

FUS2015=[ORIG=15,0] E29 S41 W16 N11 W4 S11 W9 N41 $
BAS=[YR=2015;ORIG=0,0] W9 W20 S32 E10 N4 E3 S4 E7 S9 E9 N41 $
FGR=[YR=2015;ORIG=-29,32] S20 E20 N6 N14 W7 N4 W3 S4 W10 $
PTO=[YR=2019;ORIG=0,0] N20 W29 S10 E20 S10 E9 $
FSP=[YR=2015;ORIG=-9,0] N10 W20 S10 E20 $
FOP=[YR=2015;ORIG=-9,46] E9 N5 W9 S5 $
STR=[YR=2015;ORIG=28,41] W4 N11 E4 S11 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,311

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