

MICHEL SONYA F
94210 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

32-2N-28-0210-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
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	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 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	1,261	100	2015	1,261	162,844
FGR	380	55	2015	209	26,990
FOP	45	30	2015	14	1,808
PTO	225	5	2015	11	1,420
TOTALS	1,911			1,495	193,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	134.6604	134.66	201,317	2015	2015	0	0	0	4.10	95.90

1 SINGLE FAM - 100% - 2019
Heated Area: 1261
HX Base Yr 2019

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/23/2023 MLU

EXTRA FEATURES

L N	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	16 4	64.00 SF		6.50	6.50	100	2015	2015	3	95	395	
2	0811	CONCRETE B	0 100	0 0	708.00 SF		5.20	5.20	100	2015	2015	3	95	3,498	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,063	
TOTAL MARKET OB/XF VALUE		3,893	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		271,956	
SOH/AGL Deduction		93,015	
ASSESSED VALUE		178,941	
TOTAL EXEMPTION VALUE		HX HB SX	100,722
BASE TAXABLE VALUE		78,219	
TOTAL JUST VALUE		271,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,263	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1102	3/14/2018	WD	Q	I	01	190,000

GRANTOR: BRANTLEY JOHN

GRANTEE: MICHEL SONYA F

1997/1393	8/14/2015	SW	Q	I	01	170,300
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GRANTOR: CYPRESS TRAILS LLC

GRANTEE: BRANTLEY JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N15 W15 S15 E15\$ W15 S49 FOP=[YR=2015] S5 E9 FGR=[YR=2015] S6 E20 N19 W20 S13 \$ N5 W9\$ E9 N8 E20 N41\$.

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