

SEEL ROBERT F & ELLEN C L/E/
94154 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

32-2N-28-0210-0040-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 70
Exterior Wall16 WD FR STUC 30
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo14 CARPET 70
Interior Floo11 CLAY TILE 30
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms3 100
Bathrooms2.5 100

Frame Stories Units02 WOOD FRAME 100
2. 100
0 100
Occupancy00 NONE 100

Quality06 Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4107.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	736	100	2014	736	91,034	
FGR	420	55	2014	231	28,572	
FOP	75	30	2014	22	2,721	
FUS	808	100	2014	808	99,940	
PTO	100	5	2014	5	619	
STR	32	10	2014	3	371	

TOTALS2,1711,805223,257

MARKEADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,805129.7200129.72234,14520142014004.6595.35

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value223,257

TOTAL MARKET OB/XF VALUETotal Land Value - Market3,480

TOTAL LAND VALUE - MARKETTTotal Market Value301,737

SOH/AGL Deduction139,153

ASSESSED VALUE162,584

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE111,862

TOTAL JUST VALUE301,737

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE291,716

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2369/13386/17/2020LEUII11100

GRANTOR: SEEL ROBERT F & ELLEN

GRANTEE: SEEL ROBERT MATTHEW

1939/15819/26/2014SWQQII02174,000

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: SEEL ROBERT F & ELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N10 W10 S10 E10 \$ W10 S22
FGR=[YR=2014] W8 S20 E21 N7 FOP=[YR=2014] E15 N5 W15 S5 \$
N13 W13 \$ E13 S8 E15 N30 \$ PTR= E30 FUS=[YR=2014] E28 S30
W20 STR=[YR=2014] W8 N4 E8 S4\$ N4 W8 N26 \$W30\$.

LAND DESCRIPTIONTOTAL OB/XF3,480

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT UNITYPEDTDPHT FACT% CONDD TOT ADJUUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE04/12/2019BYKWA Total Acres: 0.00 Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS