LOT 41
CYPRESS PALM GARDENS REPLAT
PBK 8/66

PITTMAN FREDDIE WILLENE
94142 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0041-0000

BUILDING CHARACTERISTICS

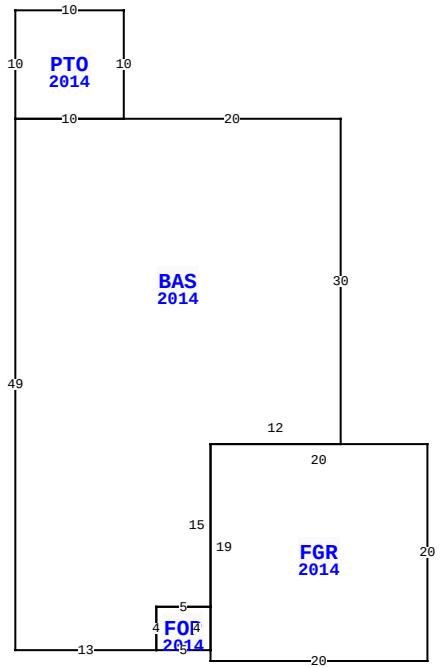
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,222	100	2014	1,222	161,188
FGR	400	55	2014	220	29,019
FOP	20	30	2014	6	791
PTO	100	5	2014	5	659
TOTALS	1,742			1,453	191,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	138.4140	138.41	201,110	2014	2014	0	0	0	4.70	95.30

1 SINGLE FAM – 100% - 2023 Heated Area: 1222 HX Base Yr 2023



94142 PALM GARDEN DR, FERNANDINA BEACH

BLD DATE		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		191,658
TOTAL MARKET OB/XF VALUE		3,558
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		270,216
SOH/AGL Deduction		1,656
ASSESSED VALUE		268,560
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		207,838
TOTAL JUST VALUE		270,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429115	CO ISSUED	0	10/22/2014
B1429115	NEW CONSTR	147,951	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/1263	7/08/2022	WD	Q	I	01	312,000
GRANTOR: IANUZZI VINCENT J & N						
GRANTEE: PITTMAN FREDDIE WIL						
1982/1456	5/29/2015	SW	Q	I	01	172,000
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: IANUZZI VINCENT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 PTO=[YR=2014] N10 W10 S10 E10 $ W10 S49 E13FOP=[YR=2014] E5 FGR=[YR=2014] S1 E20 N20 W20 S19 $ N4 W5 S4 $ N4 E5 N15 E12 N30 $.

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	728.00	SF	5.20	5.20	100	2014	2014	3	94	3,558	

LAND DESCRIPTION

TOTAL OB/XF 3,558

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 04/12/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS