LOT 42
CYPRESS PALM GARDENS REPLAT
PBK 8/66

CLEAVELAND ALEXANDER
94130 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0042-0000

BUILDING CHARACTERISTICS

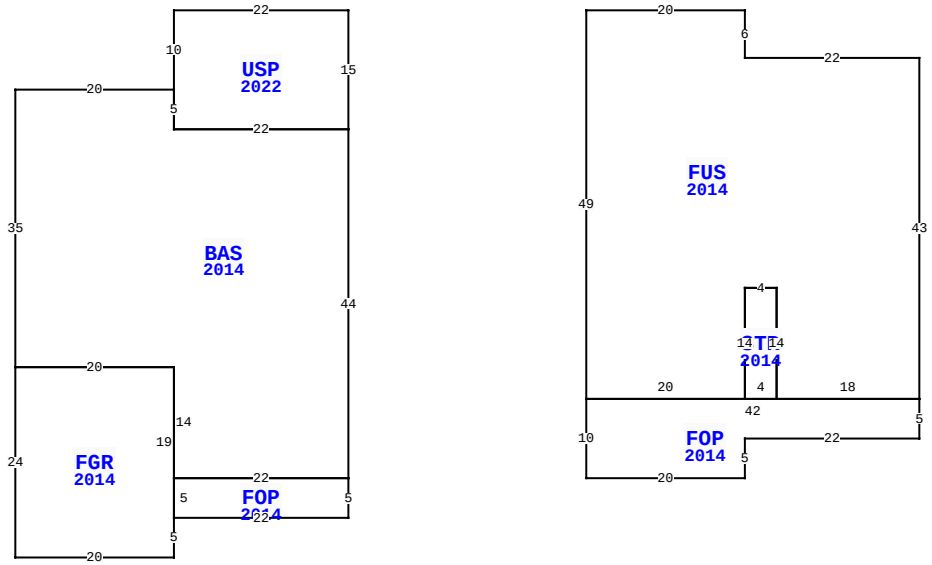
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,668	100	2014	1,668	164,831
FGR	480	55	2014	264	26,088
FOP	110	30	2014	33	3,261
FOP	310	30	2014	93	9,190
FUS	1,870	100	2014	1,870	184,792
STR	56	10	2014	6	593
USP	330	30	2022	99	9,783
TOTALS	4,824			4,033	398,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,033	103.5276	103.53	417,536	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 0% - 2025 Heated Area: 3538 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2023 MLU
INC DATE		AG DATE	

94130 PALM GARDEN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	398,538
TOTAL MARKET OB/XF VALUE	3,539
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	454,577
SOH/AGL Deduction	0
ASSESSED VALUE	454,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,577
TOTAL JUST VALUE	454,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002876	ADDITION	9,880	02/22/2022
B1429430	CO ISSUED	0	12/19/2014
B1429430	NEW CONSTR	413,956	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1290	1/02/2024	WD	Q	I	01	455,000
GRANTOR: NEISER JOSEPH W						
GRANTEE: CLEAVELAND ALEXANDE						
2194/1028	5/04/2018	WD	Q	I	01	293,500
GRANTOR: HURLEY JUSTEN TYLER						
GRANTEE: NEISER JOSEPH W & A						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2022] W22 S10BAS=[YR=2014] W20 S35 FGR=[YR=2014] S24 E20 N5 FOP=[YR=2014] E22 N5 W22 S5 $ N19 W20 $ E20 S14 E22 N44 W22 N5 $ S5 E22 N15 $ PTR= E30 FUS=[YR=2014] E20 S6 E22 S43 FOP=[YR=2014] S5 W22 S5 W20 N10 E42$ W18 STR=[YR=2014] W4 N14 E4 S14$ N14 W4 S14 W20 N49 $ W30$.

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	0	0	0	724.00	SF	5.20	5.20	100	2014	2014	3	94	3,539	

LAND DESCRIPTION

TOTAL OB/XF 3,539

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.70	75,000.00	52,500.00	52,500							

REVIEW DATE 08/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS