LOT 44
IN OR 1934/989
CYPRESS PALM GARDENS REPLAT

NEAL ELIZABETH H/
94092 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0044-0000

BUILDING CHARACTERISTICS

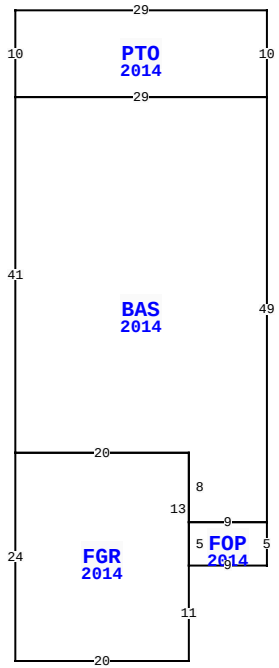
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,261	100	2014	1,261	160,504
FGR	480	55	2014	264	33,602
FOP	45	30	2014	14	1,782
PTO	290	5	2014	14	1,782
TOTALS	2,076			1,553	197,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	133.4874	133.49	207,310	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1261 HX Base Yr 2015



94092 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		197,670
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		276,331
SOH/AGL Deduction		152,200
ASSESSED VALUE		124,131
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		68,409
TOTAL JUST VALUE		276,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429903	CO ISSUED	0	08/21/2014
B1428903	NEW CONSTR	158,879	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0989	8/22/2014	SW	Q	I	01	168,400

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: NEAL JOSEPH E & ELI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] N10 W29 S10 E29$ BAS=[YR=2014] W29 S41 FGR=[YR=2014] S24 E20 N11 FOP=[YR=2014] E9 N5 W9 S5 $ N13 W20$ E20 S8 E9 N49 $.

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	749.00	SF	5.20	5.20	100	2014	2014	3	94	3,661	

LAND DESCRIPTION

TOTAL OB/XF 3,661

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