LOT 45
IN OR 2102/882
CYPRESS PALM GARDENS REPLAT

MABE JAMES T &/BOURGOIN CALI AMBER (JT/RS)
94070 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0045-0000

BUILDING CHARACTERISTICS

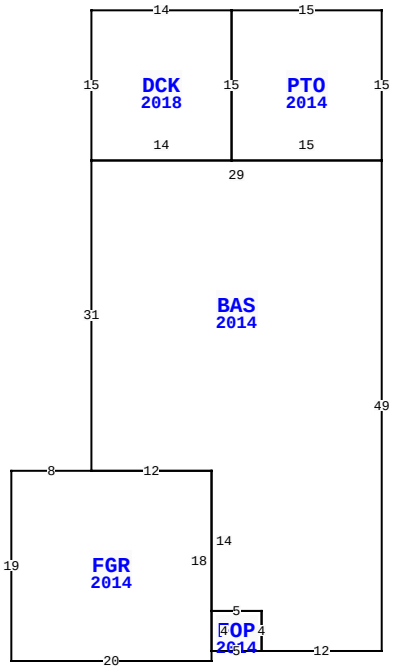
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,185	100	2014	1,185	151,215
DCK	210	10	2018	21	2,679
FGR	380	55	2014	209	26,669
FOP	20	30	2014	6	766
PTO	225	5	2014	11	1,404
TOTALS	2,020			1,432	182,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	133.8324	133.83	191,645	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1185 HX Base Yr 2019



94070 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	182,734
TOTAL MARKET OB/XF VALUE	3,441
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	261,175
SOH/AGL Deduction	89,771
ASSESSED VALUE	171,404
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	120,682
TOTAL JUST VALUE	261,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429509	CO ISSUED	0	12/17/2014
B1429509	NEW CONSTR	149,819	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0882	2/17/2017	WD	Q	I	01	145,000
GRANTOR: NELSON DENNIS JR & TY						
GRANTEE: MABE JAMES T & CALI						
1955/0434	12/22/2014	SW	Q	I	01	156,800
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: NELSON DENNIS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] N15 W15 DCK=[YR=2018] W14 S15 E14 N15$ S15 E15$ BAS=[YR=2014] W29 S31 FGR=[YR=2014] W8 S19 E20 N1 FOP=[YR=2014] E5 N4 W5 S4 $ N18 W12 $ E12 S14 E5 S4 E12 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	704.00	SF	5.20	5.20	100	2014	2014	3	94	3,441	

TOTAL OB/XF 3,441

LAND DESCRIPTION

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