LOT 47
CYPRESS PALM GARDENS REPLAT
PBK 8/66

MILLER JAMES BRADFORD JR & GAIL LYNN
95060 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

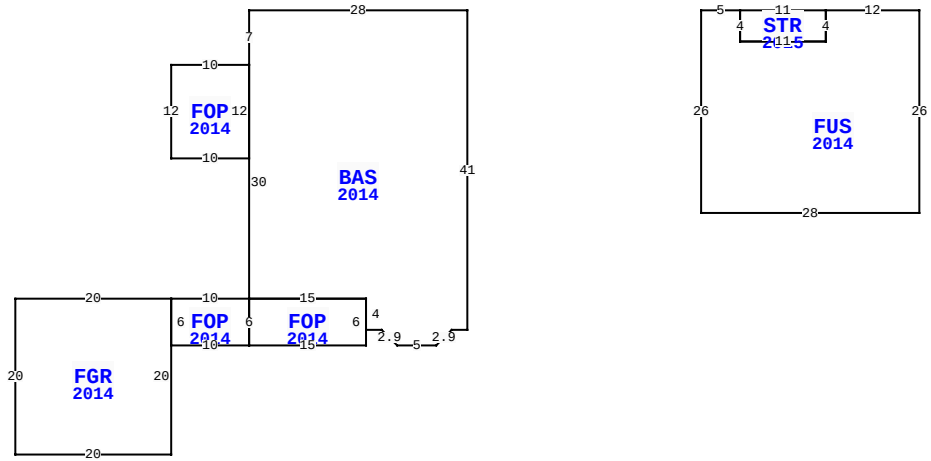
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,102	100	2014	1,102	133,582
FGR	400	55	2014	220	26,668
FOP	60	30	2014	18	2,182
FOP	90	30	2014	27	3,273
FOP	120	30	2014	36	4,364
FUS	684	100	2014	684	82,913
STR	44	10	2015	4	485
TOTALS	2,500			2,091	253,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	127.1256	127.13	265,829	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2025 Heated Area: 1786 HX Base Yr 2025



95060 CYPRESS TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,468
TOTAL MARKET OB/XF VALUE		3,646
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		332,114
SOH/AGL Deduction		185,499
ASSESSED VALUE		146,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,893
TOTAL JUST VALUE		332,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005650	ADD RES BD	20,000	05/27/2025
B1428904	CO ISSUED	0	09/12/2014
B1428904	NEW CONSTR	224,515	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/526	12/30/2024	WD	Q	I	02	386,000
GRANTOR: MEDER PAUL ROBERT & T						
GRANTEE: MILLER JAMES BRADFO						
1957/1434	1/14/2015	SW	Q	I	01	215,000
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: MEDER PAUL ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W28 S7 FOP=[YR=2014] W10 S12 E10 N12 $ S30 FOP=[YR=2014] W10 FGR=[YR=2014] W20 S20 E20 N20 $ S6 E10N6 $ FOP=[YR=2014] S6 E15 N6 W15 $ E15 S4 E2 D2 R2 E5 U2 R2 E2 N41 $ PTR= E30 FUS=[YR=2014] E5 STR=[YR=2015] E11 S4 W11 N4$ S4 E11 N4 E12 S26 W28 N26 $ 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	100	0	0	746.00	SF	5.20	5.20	100	2014	2014	3	94	3,646	

LAND DESCRIPTION

TOTAL OB/XF 3,646

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