LOT 49
IN OR 1999/1162
CYPRESS PALM GARDENS REPLAT

RICHARD MATTHEW C & JILL S
95018 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0049-0000

BUILDING CHARACTERISTICS

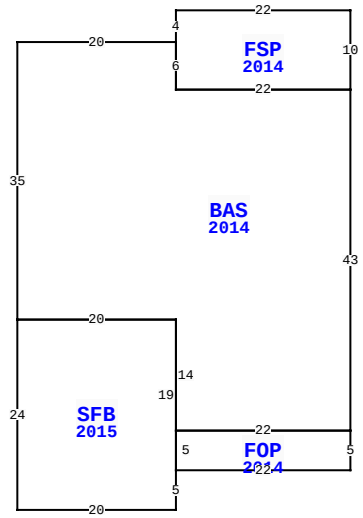
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	

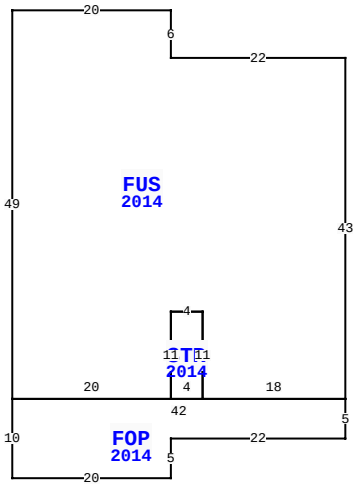
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	2014	1,646	166,213
FOP	110	30	2014	33	3,333
FOP	310	30	2014	93	9,391
FSP	220	40	2014	88	8,886
FUS	1,882	100	2014	1,882	190,044
SFB	480	80	2015	384	38,777
STR	44	10	2014	4	404
TOTALS	4,692			4,130	417,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,130	105.9564	105.96	437,615	2014	2014	0	0	0	4.70	95.30

1 SINGLE FAM – 100% - 2016 Heated Area: 3912 HX Base Yr 2016





95018 CYPRESS TR, 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		417,047
TOTAL MARKET OB/XF VALUE		3,228
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		495,275
SOH/AGL Deduction		191,291
ASSESSED VALUE		303,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,262
TOTAL JUST VALUE		495,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/1162	8/21/2015	SW	Q	I	01	315,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: RICHARD MATTHEW C &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W22 S4 BAS=[YR=2014] W20 S35 SFB=[YR=2015] S24 E20 N5 FOP=[YR=2014] E22 N5 W22 S5 $ N19 W20 $ E20 S14 E22 N43 W22 N6 $ S6 E22 N10 $ PTR= E30 FUS=[YR=2014] E20 S6 E22 S43 FOP=[YR=2014] S5 W22 S5 W20 N10 E42$ W18 STR=[YR=2014] W4 N11 E4 S11$ N11 W4 S11 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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2014	2014	3	94	220	
2	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2015	2015	3	95	3,008	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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 07/29/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS