LOT 50
CYPRESS PALM GARDENS REPLAT
PBK 8/66

WOODYATT MICHELE ANN/REILLY MICHAEL J
95185 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0210-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

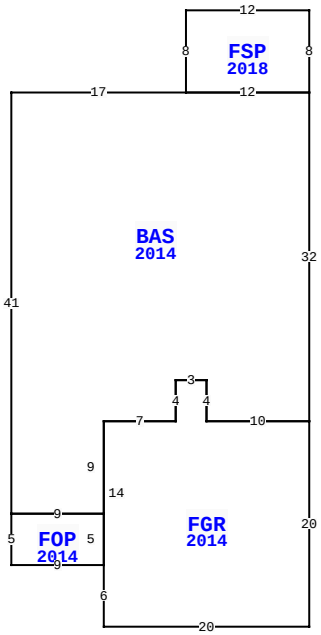
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

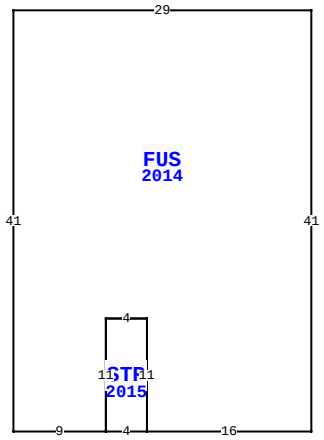
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	997	100	2014	997	114,270
FGR	412	55	2014	227	26,017
FOP	45	30	2014	14	1,605
FSP	96	40	2018	38	4,355
FUS	1,145	100	2014	1,145	131,232
STR	44	10	2015	4	459
TOTALS	2,739			2,425	277,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,425	120.1382	120.14	291,340	2014	2014	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2015 Heated Area: 2142 HX Base Yr 2015





95185 HENDRICKS RD, 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		277,938
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		357,699
SOH/AGL Deduction		141,480
ASSESSED VALUE		216,219
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,497
TOTAL JUST VALUE		357,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328081	CO ISSUED	0	04/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/1583	5/14/2021	QC	U	I	11	100
GRANTOR: WOODYATT MICHELE ANN						
GRANTEE: WOODYATT MICHELE A						
1931/1953	8/08/2014	SW	Q	I	02	200,000
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: WOODYATT MICHELE AN						

BUILDING NOTES

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	974.00	SF	5.20	5.20	100	2014	2014	3	94	4,761	

BUILDING DIMENSIONS

FSP=[YR=2018] W12 S8 BAS=[YR=2014] W17 S41 FOP=[YR=2014] S5 E9 FGR=[YR=2014] S6 E20 N20 W10 N4 W3 S4 W7 S14 $ N5 W9 $ E9 N9 E7 N4 E3 S4 E10 N32 W12 $ E12 N8 $ PTR=E30 FUS=[YR=2014] E29 S41 W16 STR=[YR=2015] W4 N11 E4 S11$ N11 W4 S11 W9 N41 $W30 $.

LAND DESCRIPTION

TOTAL OB/XF 4,761

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 04/10/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS