LOT 1
IN OR 1655/1594
CYPRESS PALM GARDENS PB 6/280

RAYSOR GEORGE F/THOMPSON-RAYSOR KENDRA
95029 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0285-0001-0000

BUILDING CHARACTERISTICS

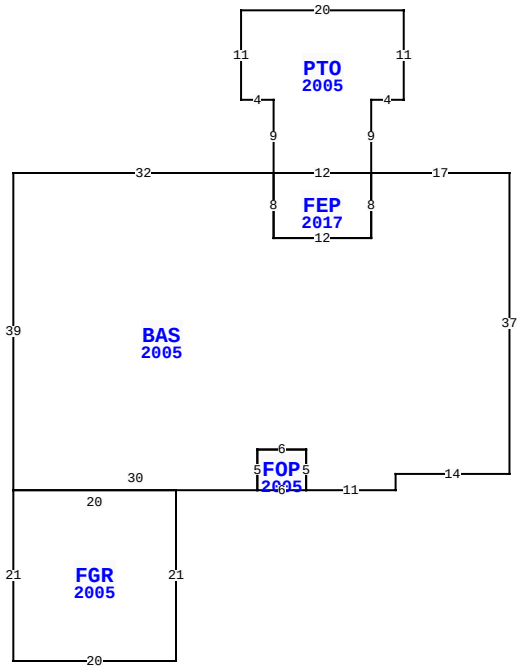
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,225	100	2005	2,225	249,650
FEP	96	80	2017	77	8,639
FGR	420	55	2005	231	25,918
FOP	30	30	2005	9	1,010
PTO	328	5	2005	16	1,796
TOTALS	3,099			2,558	287,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	123.9792	123.98	317,141	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2010 Heated Area: 2225 HX Base Yr 2010



95029 CYPRESS TR, 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		287,013
TOTAL MARKET OB/XF VALUE		6,810
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,823
SOH/AGL Deduction		185,775
ASSESSED VALUE		183,048
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,326
TOTAL JUST VALUE		368,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000739	REPAIR/RRF	14,350	01/12/2022
C0311289	CO ISSUED	0	08/01/2005
B0311289	NEW CONSTR	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1655/1594	12/28/2009	WD	U	I	30	232,000

GRANTOR: GEORGE THOMPSON DEVEL

GRANTEE: RAYSOR GEORGE F & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 PTO=[YR=2005] N9 E4 N11 W20 S11 E4 S9
FEP=[YR=2017] S8 E12 N8 W12 $ E12 $ S8 W12 N8 W32 S39
FGR=[YR=2005] S21 E20 N21 W20 $ E30 FOP=[YR=2005] E6 N5 W6
S5 $ N5 E6 S5 E11 N2 E14 N37 $.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,110.00	SF	4.00	4.00	100	2005	2005	3	84	3,730	

LAND DESCRIPTION

TOTAL OB/XF 6,810

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS