LOT 2
CYPRESS PALM GARDENS REPLAT
PBK 8/66

WILSON JAKE L
95057 CYPRESS TRL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0002-0000

BUILDING CHARACTERISTICS

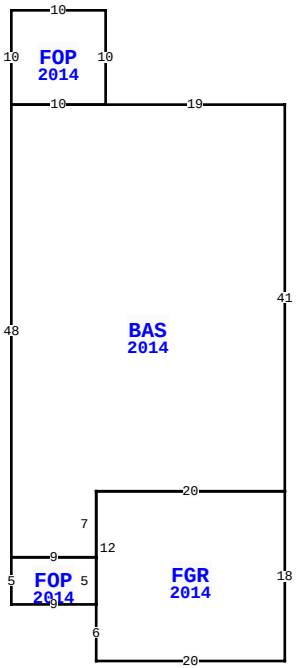
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,252	100	2014	1,252	155,447
FGR	360	55	2014	198	24,583
FOP	45	30	2014	14	1,739
FOP	100	30	2014	30	3,725
TOTALS	1,757			1,494	185,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	124.6644	130.90	195,565	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2026 Heated Area: 1252 HX Base Yr 2026



95057 CYPRESS TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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		185,493
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		270,493
SOH/AGL Deduction		0
ASSESSED VALUE		270,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,082
TOTAL JUST VALUE		270,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428689	CO ISSUED	0	07/03/2014
B1428689	NEW CONSTR	157,967	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/1630	4/07/2025	WD	Q	I	01	315,000
GRANTOR: CREWS WILLIAM C						
GRANTEE: WILSON JAKE L						
2482/1591	7/09/2021	WD	Q	I	02	257,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: CREWS WILLIAM C & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N10 W10 S10 E10 $ W10 S48 FOP=[YR=2014] S5 E9 FGR=[YR=2014] S6 E20 N18 W20 S12 $ N5 W9 $ E9 N7 E20 N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS