LOT 6
IN OR 1955/388
CYPRESS PALM GARDENS REPLAT

PITTMAN JACOB LAMAR/RIORDAN JENNIFER LOU
95133 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0006-0000

BUILDING CHARACTERISTICS

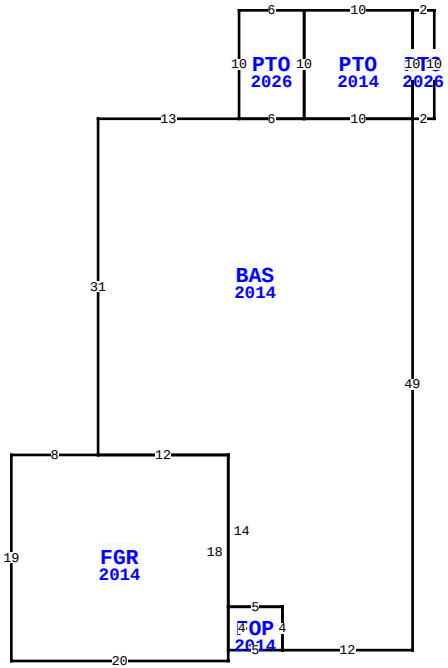
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,185	100	2014	1,185	144,206
FGR	380	55	2014	209	25,434
FOP	20	30	2014	6	730
PTO	100	5	2014	5	609
PTO	20	5	2026	1	121
PTO	60	5	2026	3	365
TOTALS	1,765			1,409	171,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,409	122.1948	128.30	180,775	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 1185 HX Base Yr 2015



95133 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		171,465
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		256,465
SOH/AGL Deduction		117,624
ASSESSED VALUE		138,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,430
TOTAL JUST VALUE		256,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429510	CO ISSUED	0	12/19/2014
B1429510	NEW CONSTR	148,103	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/0388	12/23/2014	WD	Q	I	01	161,300

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: PITTMAN JACOB LAMAR

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

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=-10,10] W6 W13 S31 E12 S14 E5 S4 E12 N49 W10 $
FGR=[YR=2014;ORIG=-29,41] W8 S19 E20 N1 N18 W12 $
PTO=[YR=2014;ORIG=0,0] W10 S10 E10 N10 $
FOP=[YR=2014;ORIG=-17,59] E5 N4 W5 S4 $
PTO=[YR=2026;ORIG=-10,10] W6 N10 E6 S10 $
PTO=[YR=2026;ORIG=0,10] E2 N10 W2 S10 $
.

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