LOT 13
IN OR 2004/744
CYPRESS PALM GARDENS REPLAT

DEGROVE SHANNON S
95194 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0013-0000

BUILDING CHARACTERISTICS

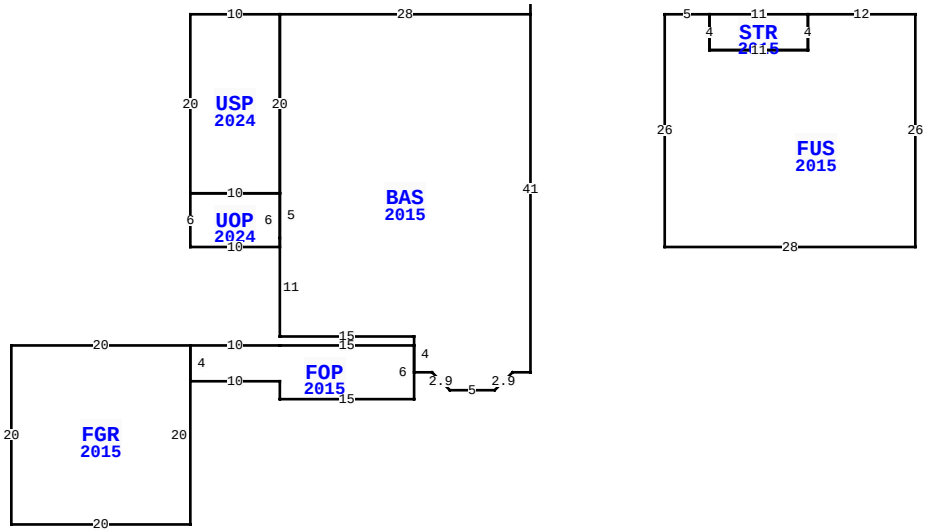
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,074	100	2015	1,074	120,491
FGR	400	55	2015	220	24,681
FOP	130	30	2015	39	4,376
FUS	684	100	2015	684	76,737
STR	44	10	2015	4	449
UOP	60	20	2024	12	1,346
USP	200	30	2024	60	6,732
TOTALS	2,592			2,093	234,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	112.0581	117.66	246,262	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 1758 HX Base Yr 2016



95194 CYPRESS TR, FERNANDINA BEACH

BLD DATE	09/29/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/14/2026 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		234,811
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		319,811
SOH/AGL Deduction		112,238
ASSESSED VALUE		207,573
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		151,162
TOTAL JUST VALUE		319,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005998	SCRN RM	8,808	05/09/2023
B1530518	CO ISSUED	0	08/25/2015
B1530518	NEW CONSTR	227,825	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0744	9/18/2015	SW	Q	I	01	212,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: DEGROVE CHARLES W I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W28 S20 D5L0 D11R0 E15 S4 E2 D2R2 E5 U2R2 E2 N41 $
FUS=[YR=2015;ORIG=15,0] E5 S4 E11 N4 E12 S26 W28 N26 $
FGR=[YR=2015;ORIG=-38,37] W20 S20 E20 N20 $
FOP=[YR=2015;ORIG=-28,37] W10 S4 E10 S2 E15 N6 W15 $
STR=[YR=2015;ORIG=20,0] E11 S4 W11 N4 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2024;ORIG=-28,0] W10 S20 E10 N20 $
UOP=[YR=2024;ORIG=-38,20] E10 S6 W10 N6 $
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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 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS