LOT 14
IN OR 1999/1231
CYPRESS PALM GARDENS REPLAT

CAMPBELL TASHA RENAE
95180 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0014-0000

BUILDING CHARACTERISTICS

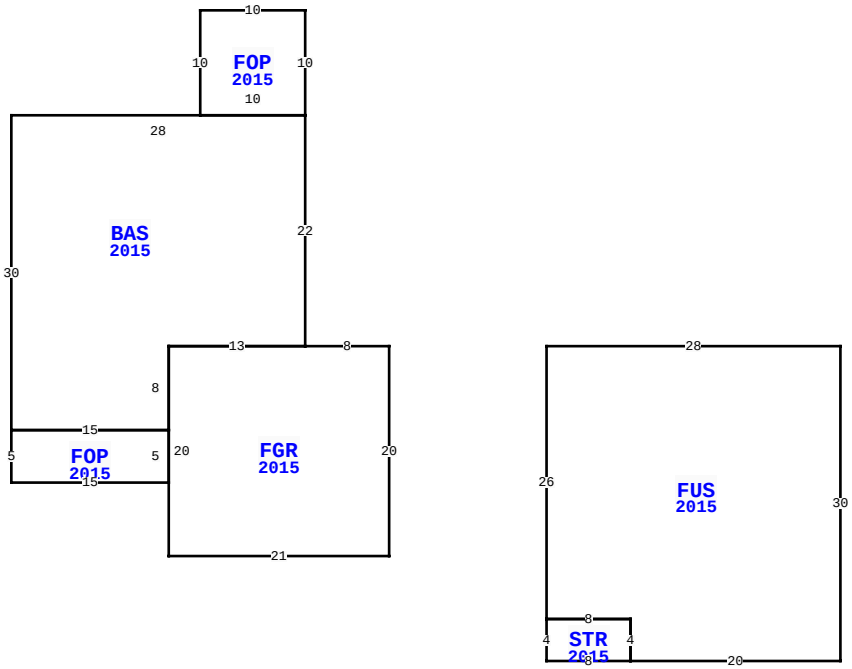
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	736	100	2015	736	84,255
FGR	420	55	2015	231	26,444
FOP	75	30	2015	22	2,518
FOP	100	30	2015	30	3,435
FUS	808	100	2015	808	92,497
STR	32	10	2015	3	343
TOTALS	2,171			1,830	209,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	114.3450	120.06	219,710	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 1544 HX Base Yr 2016



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/14/2026 MLU
AG DATE	

95180 CYPRESS TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,493
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		294,493
SOH/AGL Deduction		110,417
ASSESSED VALUE		184,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,665
TOTAL JUST VALUE		294,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530542	CO ISSUED	0	08/20/2015
B1530542	NEW CONSTR	196,789	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1231	8/21/2015	SW	Q	I	01	190,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: CAMPBELL TASHA RENA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W8 BAS=[YR=2015] N22 FOP=[YR=2015] N10 W10 S10 E10$ W28 S30 FOP=[YR=2015] S5 E15 N5 W15$ E15 N8 E13$ W13 S20 E21 N20$ PTR= E15 FUS=[YR=2015] E28 S30 W20 STR=[YR=2015] W8 N4 E8 S4$ N4 W8 N26$ W15$.

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