LOT 17
CYPRESS PALM GARDENS REPLAT
PBK 8/66

HOUSE DEBORAH L REV TRUST/HOUSE DEBORAH L TRUSTEE
96014 MAPLE CT
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0017-0000

NASSAU COUNTY PROPERTY

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 100
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

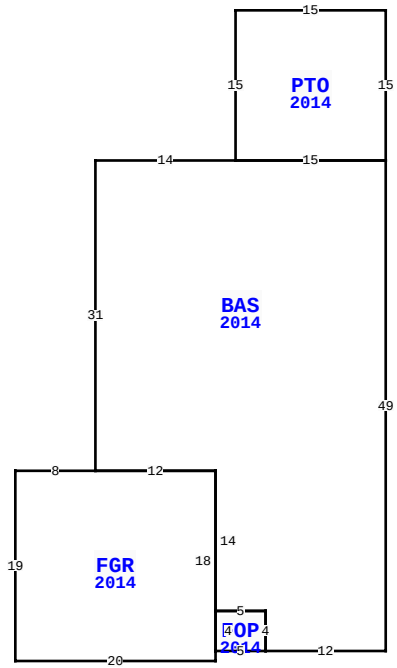
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4107.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	2014	1,185	160,964
FGR	380	55	2014	209	28,390
FOP	20	30	2014	6	815
PTO	225	5	2014	11	1,494
TOTALS	1,810			1,411	191,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,411	136.3908	143.21	202,069	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 0 Heated Area: 1185 HX Base Yr



95146 CYPRESS TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,662
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	276,662
SOH/AGL Deduction	0
ASSESSED VALUE	276,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,662
TOTAL JUST VALUE	276,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429522	CO ISSUED	0	12/19/2014
B1429522	NEW CONSTR	154,117	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0285	4/29/2021	WD	U	I	11	100
GRANTOR: HOUSE DEBORAH						
GRANTEE: HOUSE DEBORAH L REV						
2400/1293	10/08/2020	WD	Q	I	01	230,000
GRANTOR: GIDEON MELISSA W & RO						
GRANTEE: HOUSE DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W15 S15 BAS=[YR=2014] W14 S31 FGR=[YR=2014] W8 S19 E20 N1 FOP=[YR=2014] E5 N4 W5 S4 $ N18 W12 $ E12 S14 E5 S4 E12 N49W15$E15 N15$.

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	0		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