LOT 22
IN OR 1993/658
CYPRESS PALM GARDENS REPLAT

MURRAY DUSTIN RANDALL &/GENTRY-MURRAY JACQUELINE
94039 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0022-0000

BUILDING CHARACTERISTICS

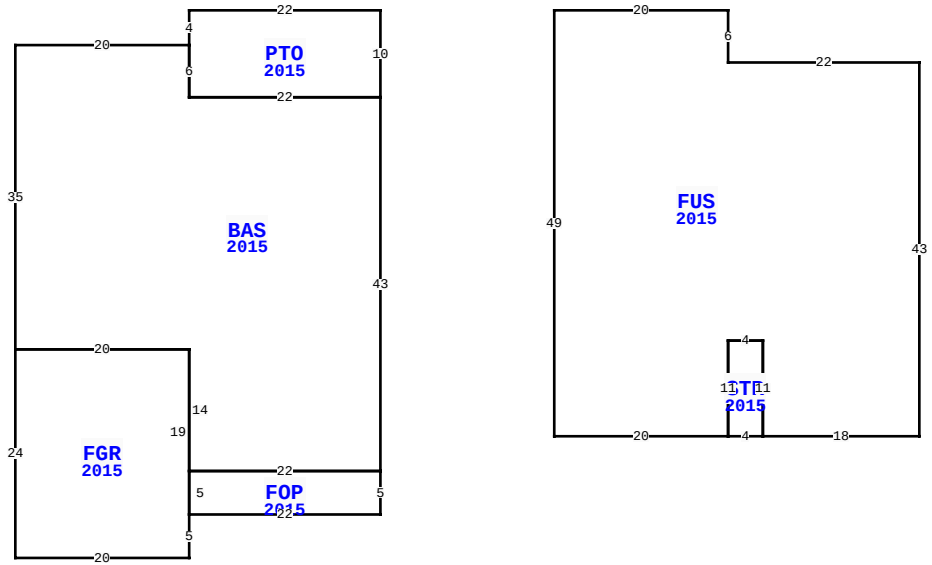
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,646	100	2015	1,646	161,796
FGR	480	55	2015	264	25,950
FOP	110	30	2015	33	3,244
FUS	1,882	100	2015	1,882	184,993
PTO	220	5	2015	11	1,081
STR	44	10	2015	4	393
TOTALS	4,382			3,840	377,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,840	98.1855	103.09	395,866	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2019 Heated Area: 3528 HX Base Yr 2019



94039 PALM GARDEN DR, 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		377,458
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		462,458
SOH/AGL Deduction		181,412
ASSESSED VALUE		281,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,635
TOTAL JUST VALUE		462,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530418	CO ISSUED	0	07/24/2015
B1530418	NEW CONSTR	422,735	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/0658	7/24/2015	SW	Q	I	01	242,300

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: MURRAY DUSTIN RANDA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W22 S4 BAS=[YR=2015] W20 S35 FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E22 N5 W22 S5$ N19 W20$ E20 S14 E22 N43 W22 N6$ S6 E22 N10$ PTR= E20 FUS=[YR=2015] E20 S6 E22 S43 W18 STR=[YR=2015] W4 N11 E4 S11$ N11 W4 S11 W20 N49 $ W20 $.

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