LOT 25
CYPRESS PALM GARDENS REPLAT
PBK 8/66

DEAL WILLIAM S/WILLIAMS AMELIA FAITH
94099 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0025-0000

BUILDING CHARACTERISTICS

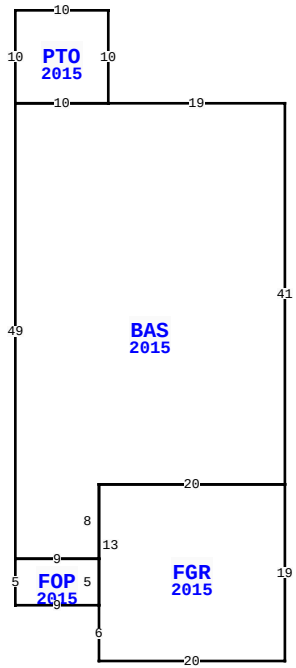
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,261	100	2015	1,261	149,682
FGR	380	55	2015	209	24,808
FOP	45	30	2015	14	1,662
PTO	100	5	2015	5	593
TOTALS	1,786			1,489	176,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	118.5597	124.49	185,366	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2021 Heated Area: 1261 HX Base Yr 2021



94099 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		176,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		261,746
SOH/AGL Deduction		69,058
ASSESSED VALUE		192,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,277
TOTAL JUST VALUE		261,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529856	CO ISSUED	0	03/23/2015
B1529856	NEW CONSTR	159,996	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/0043	6/08/2020	SW	Q	I	02	210,800
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: DEAL WILLIAM S & AM						
2339/1894	2/18/2020	CT	U	I	18	145,400
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10 $ W10 S49
FOP=[YR=2015] S5 E9 FGR=[YR=2015] S6 E20 N19 W20 S13 $ N5
W9 $ E9 N8 E20 N41 $.

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