LOT 40
CYPRESS PALM GARDENS REPLAT
PBK 8/66

SEEL ROBERT F & ELLEN C L/E/
94154 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

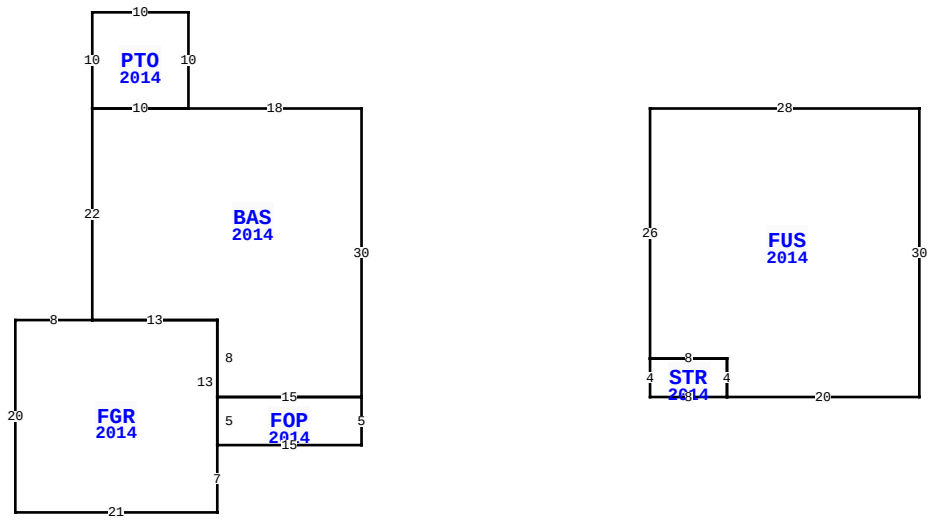
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2014	736	86,815
FGR	420	55	2014	231	27,248
FOP	75	30	2014	22	2,595
FUS	808	100	2014	808	95,308
PTO	100	5	2014	5	590
STR	32	10	2014	3	354
TOTALS	2,171			1,805	212,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,805	118.4400	124.36	224,470	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 1544 HX Base Yr 2015



94154 PALM GARDEN DR, 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		212,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		297,910
SOH/AGL Deduction		130,936
ASSESSED VALUE		166,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,563
TOTAL JUST VALUE		297,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429114	CO ISSUED	0	10/01/2014
B1429114	NEW CONSTR	184,602	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1338	6/17/2020	LE	U	I	11	100
GRANTOR: SEEL ROBERT F & ELLEN						
GRANTEE: SEEL ROBERT MATTHEW						
1939/1581	9/26/2014	SW	Q	I	02	174,000
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: SEEL ROBERT F & ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N10 W10 S10 E10 $ W10 S22 FGR=[YR=2014] W8 S20 E21 N7 FOP=[YR=2014] E15 N5 W15 S5 $ N13 W13 $ E13 S8 E15 N30 $ PTR= E30 FUS=[YR=2014] E28 S30 W20 STR=[YR=2014] W8 N4 E8 S4$ N4 W8 N26 $W30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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