LOT 42
CYPRESS PALM GARDENS REPLAT
PBK 8/66

CLEAVELAND ALEXANDER
94130 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0042-0000

BUILDING CHARACTERISTICS

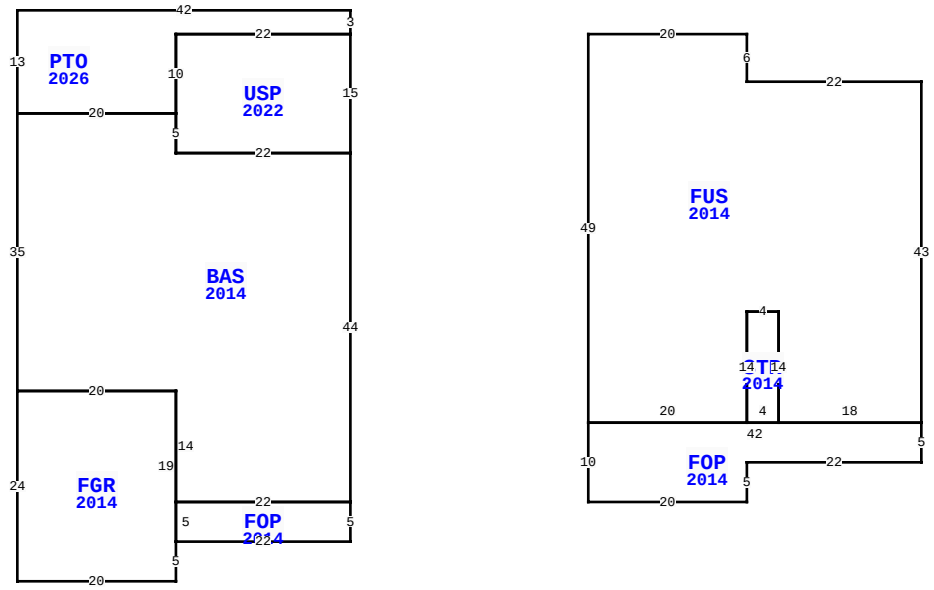
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,668	100	2014	1,668	157,189
FGR	480	55	2014	264	24,879
FOP	110	30	2014	33	3,110
FOP	310	30	2014	93	8,764
FUS	1,870	100	2014	1,870	176,225
PTO	326	5	2026	16	1,508
STR	56	10	2014	6	566
USP	330	30	2022	99	9,330
TOTALS	5,150			4,049	381,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,049	94.5252	99.25	401,863	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 0% - 2025 Heated Area: 3538 HX Base Yr



94130 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	381,569
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	466,569
SOH/AGL Deduction	0
ASSESSED VALUE	466,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,569
TOTAL JUST VALUE	466,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002876	ADDITION	9,880	02/22/2022
B1429430	CO ISSUED	0	12/19/2014
B1429430	NEW CONSTR	413,956	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1290	1/02/2024	WD	Q	I	01	455,000
GRANTOR: NEISER JOSEPH W						
GRANTEE: CLEAVELAND ALEXANDE						
2194/1028	5/04/2018	WD	Q	I	01	293,500
GRANTOR: HURLEY JUSTEN TYLER						
GRANTEE: NEISER JOSEPH W & A						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=30,0] E20 S6 E22 S43 W18 N14 W4 S14 W20 N49 $
BAS=[YR=2014;ORIG=-22,10] W20 S35 E20 S14 E22 N44 W22 N5 $
FGR=[YR=2014;ORIG=-42,45] S24 E20 N5 N19 W20 $
USP=[YR=2022;ORIG=0,0] W22 S10 S5 E22 N15 $
FOP=[YR=2014;ORIG=72,49] S5 W22 S5 W20 N10 E42 $
FOP=[YR=2014;ORIG=-22,64] E22 N5 W22 S5 $
STR=[YR=2014;ORIG=54,49] W4 N14 E4 S14 $
PTR=[ORIG=0,0] E30 W30 $
PTO=[YR=2026;ORIG=0,0] W22 S10 W20 N13 E42 S3 $
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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