LOT 43
CYPRESS PALM GARDENS REPLAT
PBK 8/66

DAMELINES SEBASTIAN VELEZ &/CASTRO JULY ANDREA PEL
94114 PALM GARDEN DR
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0043-0000

BUILDING CHARACTERISTICS

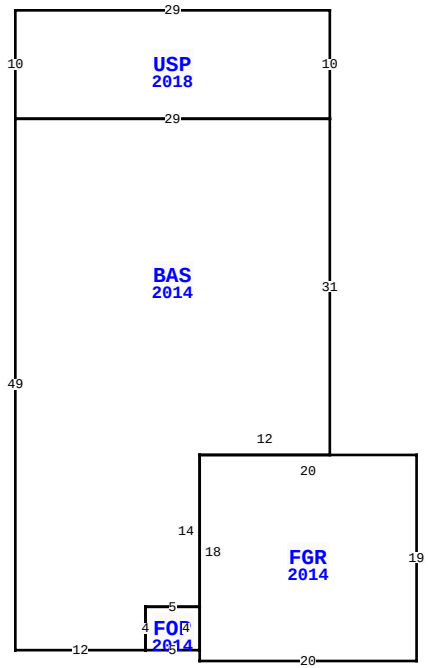
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	141,440
FGR	380	55	2014	209	24,946
FOP	20	30	2014	6	716
USP	290	30	2018	87	10,384
TOTALS	1,875			1,487	177,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	119.8449	125.84	187,124	2014	2014	0	0	0	5.15	94.85

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



94114 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	177,487
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	262,487
SOH/AGL Deduction	0
ASSESSED VALUE	262,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,487
TOTAL JUST VALUE	262,487
NCON VALUE	5,289
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428996	CO ISSUED	0	08/05/2014
B1428996	NEW CONSTR	149,977	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1673	5/25/2021	WD	Q	I	01	222,000
GRANTOR: PARETTE KEITH & VICTO						
GRANTEE: DAMELINES SEBASTIAN						
2054/0754	6/20/2016	WD	Q	I	01	157,500
GRANTOR: VICKERY SUSAN M & DAV						
GRANTEE: PARETTE KEITH & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W29 S49 E12 N4 E5 N14 E12 N31 $
FGR=[YR=2014;ORIG=-12,49] S1 E20 N19 W20 S18 $
USP=[YR=2018;ORIG=0,0] N10 W29 S10 E29 $
FOP=[YR=2014;ORIG=-17,49] E5 N4 W5 S4 $
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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