LOT 46
IN OR 1955/717
CYPRESS PALM GARDENS REPLAT

WILLIAMSON REBECCA ERIN
95070 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0046-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 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

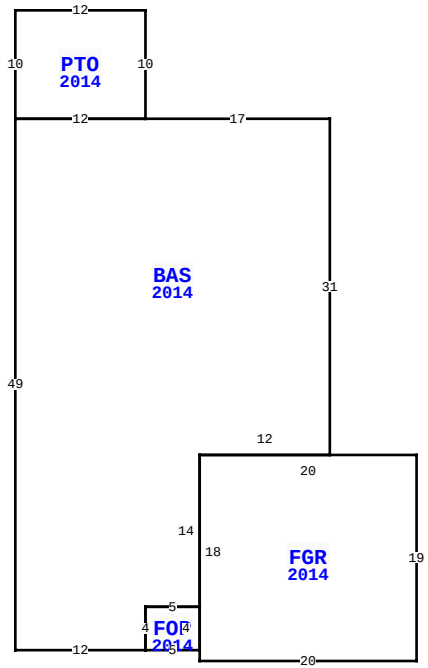
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4107.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	2014	1,185	148,724
FGR	380	55	2014	209	26,231
FOP	20	30	2014	6	753
PTO	120	5	2014	6	753
TOTALS	1,705			1,406	176,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	126.0168	132.32	186,042	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2016 Heated Area: 1185 HX Base Yr 2016



95070 CYPRESS TR, 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		176,461
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		261,461
SOH/AGL Deduction		99,387
ASSESSED VALUE		162,074
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,663
TOTAL JUST VALUE		261,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000218	NEW SHED 140 SQ F	9,079	01/07/2025
B1428759	CO ISSUED	0	07/21/2014
B1428759	NEW CONSTR	148,723	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1955/0717	12/23/2014	SW	Q	I	01	157,000

GRANTOR: CYPRESS TRAILS LLC

GRANTEE: WILLIAMSON REBECCA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 PTO=[YR=2014] N10 W12 S10 E12 $ W12 S49 E12 FOP=[YR=2014] E5 FGR=[YR=2014] S1 E20 N19 W20 S18 $ N4 W5 S4 $ N4 E5 N14 E12 N31 $.

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