LOT 48
CYPRESS PALM GARDENS REPLAT
PBK 8/66

DAVIS TABITHA LYNETTE
95050 CYPRESS TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0210-0048-0000

BUILDING CHARACTERISTICS

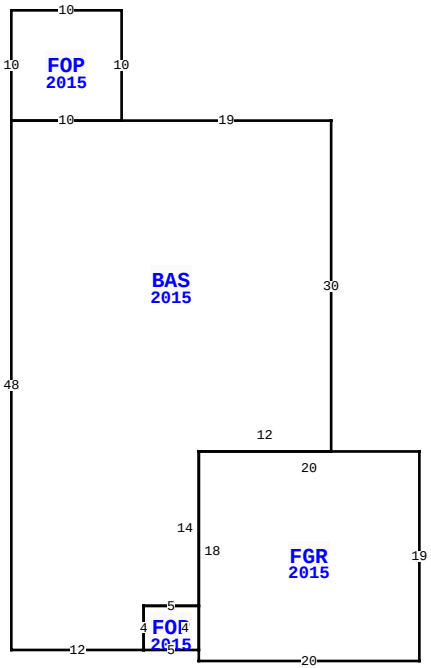
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,156	100	2015	1,156	147,998
FGR	380	55	2015	209	26,757
FOP	20	30	2015	6	769
FOP	100	30	2015	30	3,841
TOTALS	1,656			1,401	179,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	127.8732	134.27	188,112	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 1156 HX Base Yr 2016



95050 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		179,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		264,365
SOH/AGL Deduction		100,452
ASSESSED VALUE		163,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,502
TOTAL JUST VALUE		264,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530969	CO ISSUED	0	12/14/2015
B1530969	NEW CONSTR	151,092	08/01/2015
P1518630	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2873/1020	5/27/2026	QC	U	I	11	100
GRANTOR: DAVIS NIGEL WADE						
GRANTEE: DAVIS TABITHA LYNET						
2019/0844	12/11/2015	SW	Q	I	01	165,400
GRANTOR: CYPRESS TRAILS LLC						
GRANTEE: DAVIS NIGEL WADE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FOP=[YR=2015] N10 W10 S10 E10 $W10 S48 E12 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E20 N19 W20 S18 $ N4 W5 S4$ N4 E5 N14 E12 N30$.

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