N 208.71' OF E 208.71' OF LOT4
IN OR 615 PG 1300
EO FRIEND SUB DB Z/165

NELSEN KEITH R & DENISE MOORE
1985 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

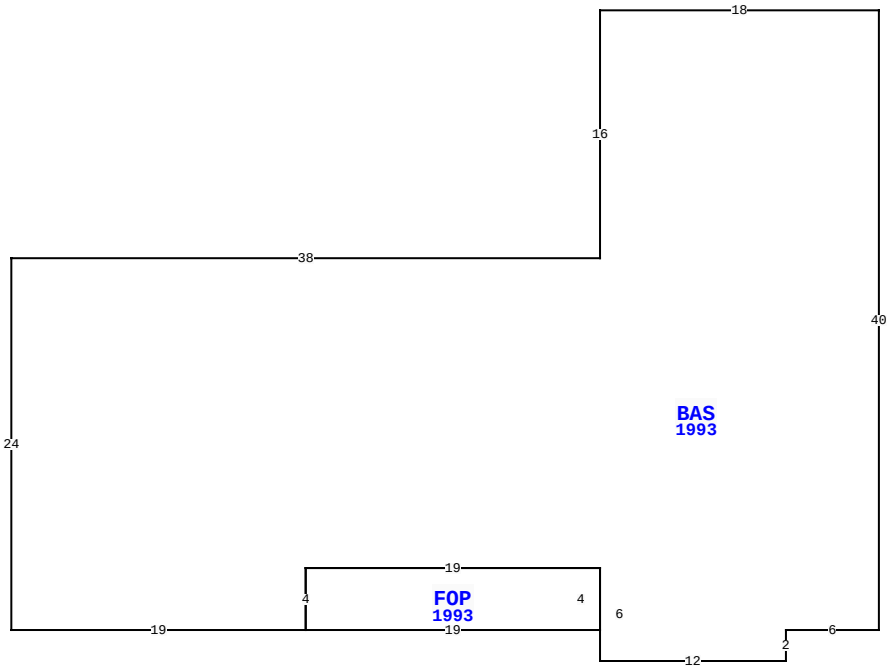
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1,580	136,392
FOP	76	30	23	1,985
TOTALS	1,656		1,603	138,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	112.2000	101.26	162,320	1991	1991	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1993 Heated Area: 1580 HX Base Yr 1993



1985 SYCAMORE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		138,378
TOTAL MARKET OB/XF VALUE		25,856
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		259,234
SOH/AGL Deduction		136,216
ASSESSED VALUE		123,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,018
TOTAL JUST VALUE		259,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B888	GARAGE	14,280	03/01/1994
7224	NEW CONSTR	54,555	05/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0615/1300	1/02/1991	WD	U	V	01	100

GRANTOR: MOORE EUGENE & EUGEN
GRANTEE: NELSEN KEITH & DENI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S16 W38 S24 E19 FOP=[YR=1993] E19 N4 W19 S4$ N4 E19 S6 E12 N2 E6 N40$.

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
2	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	1994	1994	3	70	23,520	
5	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	
6	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	2000	2000	3	29	731	
7	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	2000	2000	3	29	609	
8	0351	CARPORT MT	0	100	25	12	300.00	SF	5.90	5.90	100	2005	2005	3	27	478	

LAND DESCRIPTION

TOTAL OB/XF 25,856

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	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 01/24/2018 BY DJX Total Acres: 1.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS