

PT OF LOTS 8 & 9 S-6
IN OR 2048/644
E O FRIEND SUB DB Z/165

BENNETT ULA EASON JR L/E/
1955 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0008-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

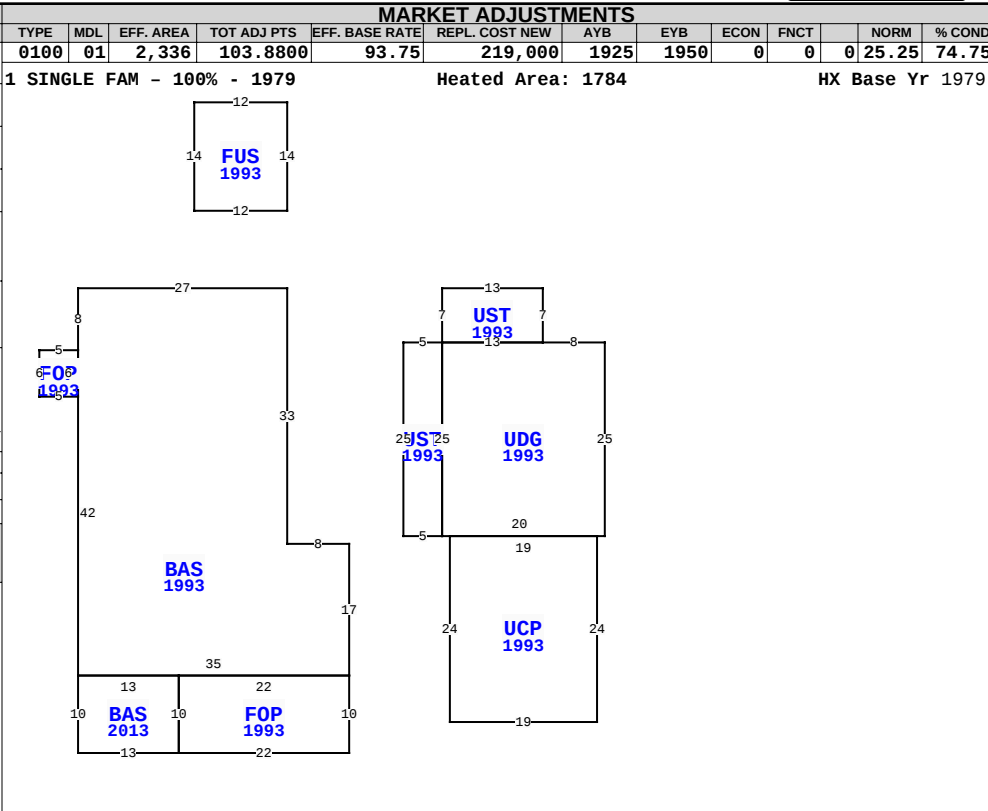
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	104,136
BAS	130	100	130	9,111
FOP	30	30	9	631
FOP	220	30	66	4,626
FUS	168	100	168	11,773
UCP	456	20	91	6,377
UDG	525	55	289	20,253
UST	91	45	41	2,873
UST	125	45	56	3,924

TOTALS	3,231		2,336	163,702
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1243	WD DECK F	0 100	0	0	1,016.00	SF	8.00	8.00
2	0910	SCRN RM L	0 100	12	12	144.00	SF	15.00	15.00
3	0510	GARAGE WD-	0 100	17	17	289.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	208.00	90.00	0.43



1955 SYCAMORE LN, FERNANDINA BEACH

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

TOTAL OB/XF											4,081
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
OR	208.00	90.00	0.43	AC		1.00	1.00	1.00	325,000.00	325,000.00	:

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		163,702	
TOTAL MARKET OB/XF VALUE		4,081	
TOTAL LAND VALUE - MARKET		139,750	
TOTAL MARKET VALUE		307,533	
SOH/AGL Deduction		224,289	
ASSESSED VALUE		83,244	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		33,244	
TOTAL JUST VALUE		307,533	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2048/0644	5/20/2016	WD U	I	11		100	
GRANTOR: BENNETT ULA EASON JR							
GRANTEE: BODAMER KATHLEEN AN							
0526/0617	9/14/1987	FS U	I			5,000	
GRANTOR: BENNETT MARIE							
GRANTEE: BENNETT ULA E JR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 S8 FOP=[YR=1993] W5 S6 E5 N6\$ S42 BAS=[YR=2013] S10 E13 FOP=[YR=1993] E22 N10 W22 S10\$ N10 W13\$ E35 N17 W8 N33\$ PTR= E20 UST=[YR=1993] E13 S7 UDG=[YR=1993] E8 S25 W1 UCP=[YR=1993] S24 W19 N24 E19\$ W20 UST=[YR=1993] W5 N25 E5S25\$ N25 E13\$ W13 N7\$ W20\$ PTR=N10 FUS=[YR=1993] N14 W12 S14 E12\$ S10\$.									