PT OF LOTS 8 & 9
IN OR 11/424 & OR 53/484 &
OR 520/717 & OR 557/820 &

BUNCH SHIRLEY
1941 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0009-0030

BUILDING CHARACTERISTICS

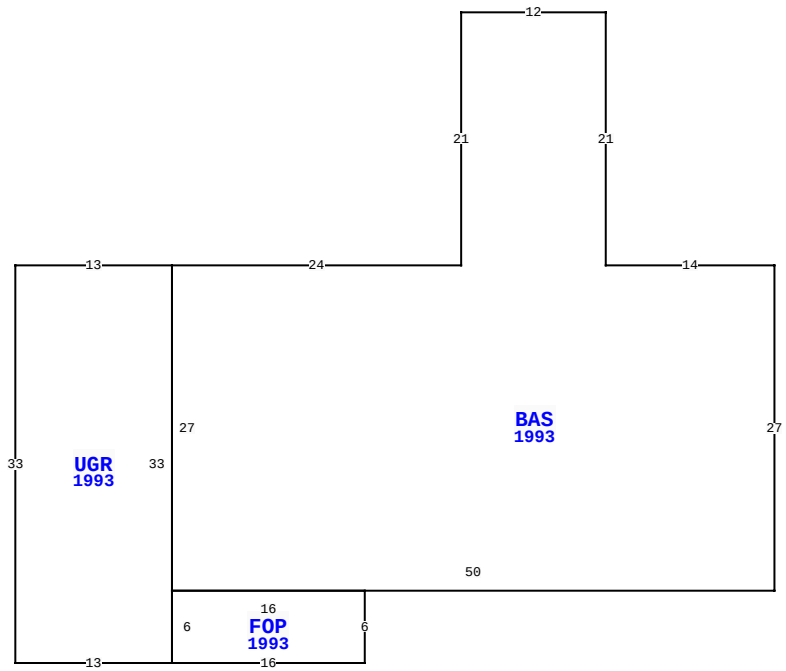
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,602	100	1,602	117,056
FOP	96	30	29	2,119
UGR	429	45	193	14,102
TOTALS	2,127		1,824	133,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	126.5000	114.17	208,246	1961	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 0 Heated Area: 1602 HX Base Yr



1941 SYCAMORE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		204,996
TOTAL MARKET OB/XF VALUE		11,343
TOTAL LAND VALUE - MARKET		280,250
TOTAL MARKET VALUE		496,589
SOH/AGL Deduction		300,875
ASSESSED VALUE		195,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,714
TOTAL JUST VALUE		496,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N21 W12 S21 W24 UGR=[YR=1993] W13 S33 E13
FOP=[YR=1993] E16 N6 W16 S6 $ N33 $ S27 E50 N27 $.

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	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1980	1980	3	35	116	
3	0811	CONCRETE B	0	100	58	9	522.00	SF	5.20	5.20	100	1980	1980	3	35	950	
4	0811	CONCRETE B	0	100	12	18	192.00	SF	5.20	5.20	100	1990	1990	3	62	619	
6	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1990	1990	3	20	2,352	
7	0810	CONCRETE A	0	100	20	8	160.00	SF	6.50	6.50	100	1995	1995	3	72	749	
8	0810	CONCRETE A	0	100	0	0	223.00	SF	6.50	6.50	100	1990	1990	3	62	899	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092	
10	0910	SCRN RM L	0	100	18	13	234.00	SF	15.00	15.00	100	1998	1998	3	20	702	
11	0680	POLE SHED	0	100	10	26	260.00	SF	10.00	10.00	100	1998	1998	3	27	702	
12	0810	CONCRETE A	0	100	14	26	364.00	SF	6.50	6.50	100	1998	1998	3	77	1,822	

TOTAL OB/XF 10,003

LAND DESCRIPTION

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	SFR	100		OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	95,000.00	95,000.00	232,750							
2	000115	C	SFR ACRES	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	95,000.00	95,000.00	47,500							

REVIEW DATE 01/24/2018 BY DJX Total Acres: 2.95 Total Land Value: 280,250 Market: 0 Agricultural: 0 Common: 280,250 PRINTED 08/02/2023 BY SYS

PT OF LOTS 8 & 9
IN OR 11/424 & OR 53/484 &
OR 520/717 & OR 557/820 &

BUNCH SHIRLEY
1941 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0009-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

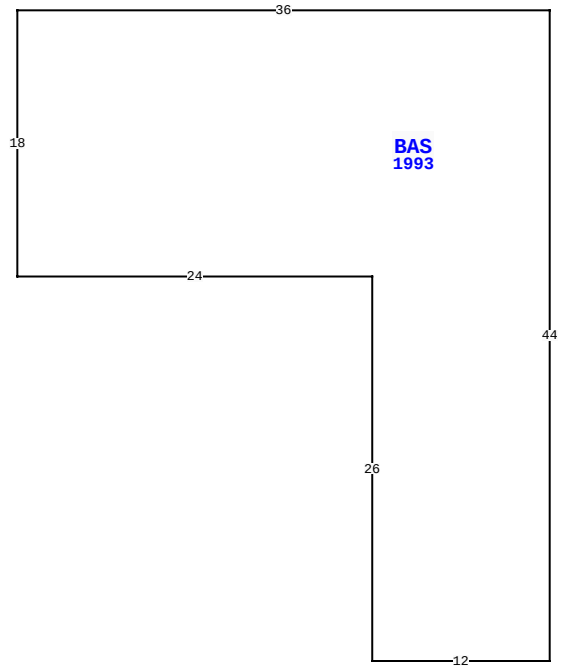
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	9,826
TOTALS	960		960	9,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	58.4820	20.47	19,651	1974	1974	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 960 HX Base Yr



1941 SYCAMORE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		204,996
TOTAL MARKET OB/XF VALUE		11,343
TOTAL LAND VALUE - MARKET		280,250
TOTAL MARKET VALUE		496,589
SOH/AGL Deduction		300,875
ASSESSED VALUE		195,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,714
TOTAL JUST VALUE		496,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S18 E24 S26 E12 N44 $.

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
13	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	1960	1960	3	20	369	
14	0940	SHEDS/PORT	0	100	10	22	220.00	SF	18.30	18.30	100	1996	1996	3	20	805	
15	0350	CARPORT WD	0	100	8	8	64.00	SF	13.00	13.00	100	1990	1990	3	20	166	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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

REVIEW DATE 01/24/2018 BY DJX Total Acres: 2.95 Total Land Value: 280,250 Market: 0 Agricultural: 0 Common: 280,250 PRINTED 08/02/2023 BY SYS

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2023

00-00-30-034B-0009-0030

BUILDING CHARACTERISTICS

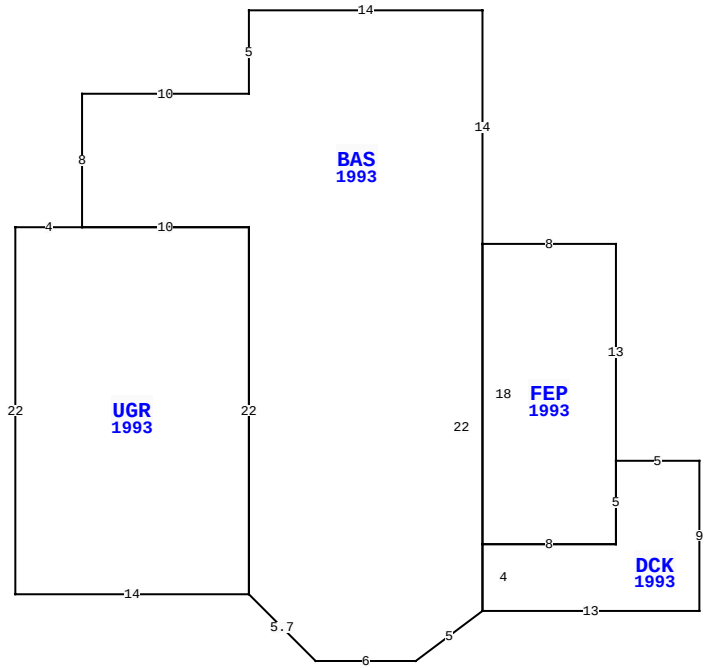
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	612	100	612	43,339
DCK	77	10	8	566
FEP	144	80	115	8,144
UGR	308	45	139	9,843
TOTALS	1,141		874	61,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	874	101.5740	91.67	80,120	1960	1960	0	0	0	22.75	77.25

3 SINGLE FAM – 0% - 0 Heated Area: 612 HX Base Yr



1941 SYCAMORE LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 8

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W5 FEP=[YR=1993] N13 W8 BAS=[YR=1993] N14 W14 S5 W10 S8 UGR=[YR=1993] W4 S22 E14 N22 W10 $ E10 S22 R4 D4 E6 R4 U3 N22 $ S18 E8 N5 $ S5 W8 S4 E13 N9 $.

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

REVIEW DATE 01/24/2018 BY DJX Total Acres: 2.95 Total Land Value: 280,250 Market: 0 Agricultural: 0 Common: 280,250 PRINTED 08/02/2023 BY SYS