

LOT 11 & PARCEL 2-2 IN SEC
31-3N-28 & PT OF R/W
IN OR 2242/103

BRADBERRY MICHAEL A & JILL D
1899 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	10	ABOVE AVG 60	0500	11	11,435	173.2534	246.89	2,823,187	2001	2001	0	0	0	10.20	89.80	VALUATION BY																		
Exterior Wall	23	REINF CONC 40	1 SFR CUST - 100% - 2019										Heated Area: 7859			Tax Group: 8																		
Roof Structur	08	IRREGULAR 100											HX Base Yr 2019			Tax Dist:																		
Roof Cover	11	SLATE 100														BUILDING MARKET VALUE																		
Interior Wall	03	PLASTER 60														TOTAL MARKET OB/XF VALUE																		
Interior Wall	06	CUST PANEL 40														TOTAL LAND VALUE - MARKET																		
Interior Floo	12	HARDWOOD 60														TOTAL MARKET VALUE																		
Interior Floo	19	MARBLE 40														SOH/AGL Deduction																		
Air Condition	03	CENTRAL 100														ASSESSED VALUE																		
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE																		
Bedrooms	6	100														BASE TAXABLE VALUE																		
Bathrooms	5.5	100														TOTAL JUST VALUE																		
Frame	04	REIN CONC 100														NCON VALUE																		
Stories	3.	100														INCOME VALUE																		
Units	0	100														PREVIOUS YEAR MKT VALUE																		
Quality	03	Quality Level 03																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	2011.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	140	100	140	31,039																														
BAS	4,517	100	4,517	1,001,451																														
FCP	2,176	25	544	120,609																														
FGR	858	55	472	104,646																														
FGR	895	55	492	109,080																														
FOP	202	30	61	13,524																														
FOP	438	30	131	29,044																														
FOP	853	30	256	56,757																														
FSP	152	40	61	13,524																														
FSP	516	40	206	45,671																														
TOTALS	17,245		11,435	2,535,222																														
EXTRA FEATURES					1																													

