

GRAY JOSEPH F
1891 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

00-00-30-034B-0012-0000

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 80		0500	11	7,878	144.0561	205.28	1,617,196	2007	2007	0	0	0	7.10	92.90	VALUATION BY		STANDARD														
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 100% - 2022										Heated Area: 6669										HX Base Yr 2022									
Roof Structur		08	IRREGULAR 100												Tax Group: 8										Tax Dist:									
Roof Cover		03	COMP SHNGL 90												BUILDING MARKET VALUE										1,502,375									
Roof Cover		12	MODULAR MT 10												TOTAL MARKET OB/XF VALUE										112,864									
Interior Wall		05	DRYWALL 70												TOTAL LAND VALUE - MARKET										670,600									
Interior Wall		06	CUST PANEL 30												TOTAL MARKET VALUE										2,285,839									
Interior Floo		12	HARDWOOD 80												ASSESSED VALUE										1,432,558									
Interior Floo		15	HARDTILE 20												SOH/AGL Deduction										853,281									
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Heating Type		04	AIR DUCTED 100												BASE TAXABLE VALUE										1,382,558									
Bedrooms			5 100												TOTAL JUST VALUE										2,285,839									
Bathrooms			5.5 100		NCON VALUE										0																			
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		1.5	1.5 100		PREVIOUS YEAR MKT VALUE										1,868,963																			
Units			0 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC		2011.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	4,359	100	4,359	831,284																														
FDG	770	60	462	88,105																														
FOP	180	30	54	10,298																														
FOP	264	30	79	15,066																														
FOP	1,912	30	574	109,465																														
FUS	1,804	100	1,804	344,032																														
SFB	632	80	506	96,497																														
STR	78	10	8	1,525																														
STR	99	10	10	1,907																														
STR	225	10	22	4,195																														
TOTALS	10,323		7,878	1,502,375																														
EXTRA FEATURES					1891 SYCAMORE LN, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																		
1	0940	SHEDS/PORT	0 100	18	6	108.00	SF	33.00	33.00	100	2006	2006	3	31	1,105																			
2	0825	BRICK	0 100	18	6	108.00	SF	12.50	12.50	100	2007	2007	3	97	1,310																			
3	0825	BRICK	0 100	14	22	308.00	SF	12.50	12.50	100	2006	2006	3	97	3,735																			
4	0825	BRICK	0 100	10	6	60.00	SF	12.50	12.50	100	2006	2006	3	97	728																			
5	0200	BARN WD 0-	0 100	48	33	1,584.00	SF	30.00	30.00	100	2006	2006	3	48	22,810																			
6	0350	CARPORT WD	0 100	48	6	288.00	SF	13.00	13.00	100	2006	2006	3	31	1,161																			
7	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	3,680																			
8	0825	BRICK	0 100	0	0	575.00	SF	12.50	12.50	100	2007	2007	3	97	6,972																			
10	0825	BRICK	0 100	17	4	68.00	SF	13.75	13.75	100	2007	2007	3	97	907																			
11	1241	WD DECK G	0 100	20	4	80.00	UT	12.65	12.65	100	2007	2007	3	52	526																			
LAND DESCRIPTION										TOTAL OB/XF										42,934														
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										
1	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	4.79	AC		1.00	1.00	0.70	200,000.00	140,000.00	670,600																	
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REVIEW DATE 06/29/2017 BY DJ Total Acres: 4.79 Total Land Value: 670,600 Market: 0 Agricultural: 0 Common: 670,600 PRINTED 08/02/2023 BY SYS