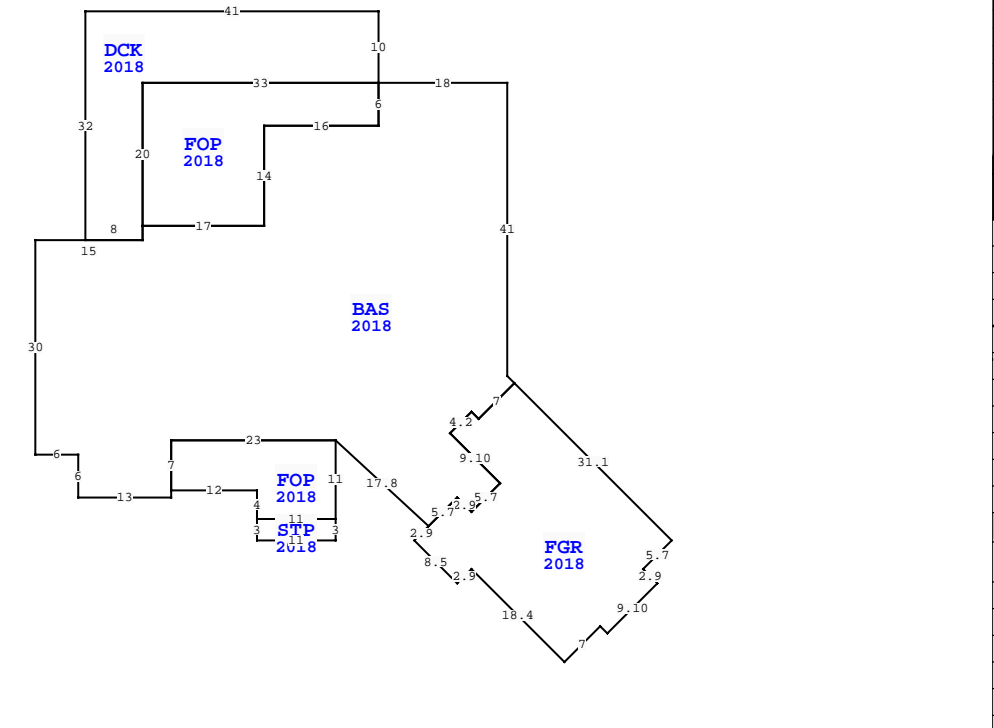


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	3,407	228.2060	325.19	1,107,922	2018	2018	0	103.5	1.50	123.50	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,595,858	
TOTAL MARKET OB/XF VALUE		84,487	
TOTAL LAND VALUE - MARKET		738,000	
TOTAL MARKET VALUE		2,418,345	
SOH/AGL Deduction		159,847	
ASSESSED VALUE		2,258,498	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		2,208,498	
TOTAL JUST VALUE		2,418,345	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,891,228	



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2011.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,771	100
DCK	586	10
FGR	692	55
FOP	205	30
FOP	436	30
STP	33	10
TOTALS	4,723	3,407

EXTRA FEATURES																
L	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	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00	100	2018	2018	3	98	14,112	
2	0855	CONC PAVER	0 100	0	0	2,930.00	SF	10.00	10.00	100	2018	2018	3	98	28,714	
3	0861	POOL GUNIT	0 100	0	0	520.00	SF	85.00	85.00	100	2018	2018	3	90	39,780	
4	0473	VF 3 RAIL	0 100	0	0	360.00	LF	7.50	7.50	100	2000	2000	3	55	1,485	
5	0473	VF 3 RAIL	0 100	0	0	192.00	LF	3.75	3.75	100	2000	2000	3	55	396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806090	SWIM POOL	55,000	06/14/2018
B1700901	NEW CONSTR	346,056	02/06/2017
B1700902	NEW CONSTR	114,692	02/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0833	12/21/2021	WD	Q	I	01	2,500,000

GRANTOR: BIBB BRIAN J & KIMBER
GRANTEE: RAPP ROBERT R & CON
1850/1407 4/05/2013 WD Q I 02 245,000
GRANTOR: LLARENA ALEX & SUSAN
GRANTEE: REESE PATRICIA L ET

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

BUILDING NOTES	
BAS=[YR=2018] W18 DCK=[YR=2018] N10 W41 S32 E8 N2 FOP=[YR=2018] E17 N14 E16 N6W33 S20\$ N20 E33\$ S6 W16 S14 W17 S2 W15 S30 E6 S6 E13 N1 FOP=[YR=2018] E12 S4 STP=[YR=2018] S3 E11 N3 W11\$ E11 N11 W23 S7\$ N7 E23 D12 R13 FGR=[YR=2018] L2 D2 R6 D6 U2 R2 D13 R13 U5 R5 D1 R1 U7 R7 U2 L2 U4 R4 U22 L22 D5 L5 U1 L1 D3 L3 R7 D7 D4 L4 U2 L2 D4 L4 \$ U4 R4 D2 R2 U4 R4 U7 L7 R3 U3 D1 R1 U5 R5 U1 L1 N41\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	3.28	AC		1.00	1.00	1.00	225,000.00	225,000.00	738,000							

TOTAL OB/XF																
84,487																

LOT 15 & PARCEL 2-5 IN SEC
31-3N-28
IN OR 1850/1407

RAPP ROBERT R & CONSTANCE S
1900 SYCAMORE LN
FERNANDINA BEACH, FL 32034

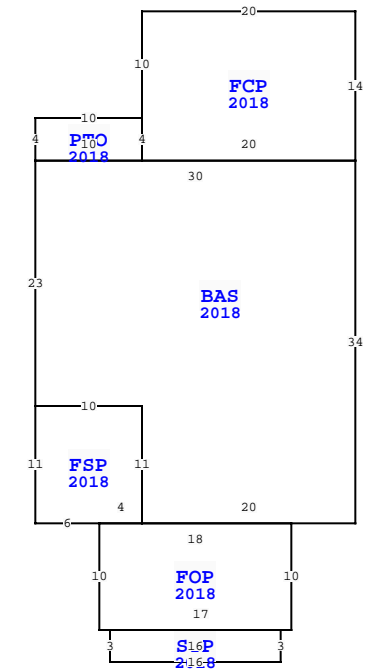
2023

00-00-30-034B-0015-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	1,085	149.4282	212.94	231,040	2018	2018	0	0	0	1.50	98.50

2 SFR CUST - 100% - 2023 Heated Area: 910 HX Base Yr 2023



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	910	100	910	190,868
FCP	280	25	70	14,682
FOP	180	30	54	11,327
FSP	110	40	44	9,228
PTO	40	5	2	420
STP	48	10	5	1,049
TOTALS	1,568		1,085	227,574

1900 SYCAMORE LN, FERNANDINA BEACH

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

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
TOTAL OB/XF 0																

NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		1,595,858	
TOTAL MARKET OB/XF VALUE		84,487	
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BASE TAXABLE VALUE		2,208,498	
TOTAL JUST VALUE		2,418,345	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,891,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0833	12/21/2021	WD	Q	I	01	2,500,000
GRANTOR: BIBB BRIAN J & KIMBER						
GRANTEE: RAPP ROBERT R & CON						
1850/1407	4/05/2013	WD	Q	I	02	245,000
GRANTOR: LLARENA ALEX & SUSAN						
GRANTEE: REESE PATRICIA L ET						

BUILDING NOTES

BUILDING DIMENSIONS
FCP=[YR=2018] W20 S10 PTO=[YR=2018] W10 S4 BAS=[YR=2018] S23 FSP=[YR=2018] S11 E6 FOP=[YR=2018] S10 E1 STP=[YR=2018] S3 E16 N3 W16\$ E17 N10 W18\$ E4 N11 W10\$ E10 S11 E20 N34 W30\$ E10 N4\$ S4 E20 N14\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV