LOT 16 & PT R/W
LANDS OF E O FRIEND DB 1/165

1933 SYCAMORE LANE LLC
665 SIMONDS ROAD
WILLIAMSTOWN, MA 01267

2023

00-00-30-034B-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,060
TOTAL LAND VALUE - MARKET	733,500
TOTAL MARKET VALUE	744,560
SOH/AGL Deduction	0
ASSESSED VALUE	744,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,560
TOTAL JUST VALUE	744,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	659,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806069	DEMOLITION	0	06/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/1720	7/27/2022	WD	Q	V	01	850,000
GRANTOR: TANNER HAMPTON H FAMI						
GRANTEE: 1933 SYCAMORE LANE						
2286/1768	7/01/2019	WD	Q	I	01	610,000
GRANTOR: SMITH FAMILY TRUST						
GRANTEE: HAMPTON H TANNER FA						

1933 SYCAMORE LN, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0801	ASPHALT A	0	0	0	0	5,360.00	SF	3.00	3.00	100	2000	2000	3	50	8,040	
2	0473	VF 3 RAIL	0	0	0	0	360.00	LF	3.75	3.75	100	2000	2000	3	55	743	
3	0473	VF 3 RAIL	0	0	0	0	552.00	LF	7.50	7.50	100	2000	2000	3	55	2,277	

LAND DESCRIPTION

TOTAL OB/XF 11,060

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	000116	C	SFR MARSH	0		OR	0.00	0.00	3.26	AC		1.00	1.00	1.00	225,000.00	225,000.00	733,500							

REVIEW DATE 09/14/2018 BY DJ Total Acres: 3.26 Total Land Value: 733,500 Market: 0 Agricultural: 0 Common: 733,500 PRINTED 08/02/2023 BY SYS