

LOTS 18 & 17 &
PT OF SEC 31-3N-28E
IN OR 852/1689 & OR 1927/795

DAVIS JOHN L & BETTE M
1940 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0018-0000



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	PAGE 1 of 4														
Exterior Wall	11	BD/BTN AVG 100	8600	01	1,296	72.2400	17.34	22,473	2001	2001	0	0	0 50.00	50.00															
Roof Structur	03	GABLE/HIP 100	1 BARNS - 100% - 2008													Heated Area: 1296													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2008													
Interior Wall	01	MINIMUM 100	36 36 36 36 BAS 2001																										
Interior Floo	03	CONC FINSH 60																											
Interior Floo	01	NONE 40																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		0 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
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	1,296	100	1,296	11,237																									
TOTALS			1,296	1,296	11,236																								
EXTRA FEATURES					1940 SYCAMORE LN, FERNANDINA BEACH																								
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	0473	VF 3 RAIL	0 100	0	0	656.00	LF	7.50	7.50	100	2000	2000	3	55	2,706														
2	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330														
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348														
4	0473	VF 3 RAIL	0 100	0	0	271.00	LF	7.50	7.50	100	2001	2001	3	58	1,179														
5	0810	CONCRETE A	0 100	12	8	96.00	SF	6.50	6.50	100	2001	2001	3	82	512														
6	0300	BOAT DCK W	0 100	10	20	200.00	SF	40.00	40.00	100	2001	2001	3	30	2,400														
7	0300	BOAT DCK W	0 100	54	4	216.00	SF	40.00	40.00	100	2001	2001	3	30	2,592														
8	1076	TRELLIS A	0 100	12	6	72.00	SF	7.50	7.50	100	2001	2001	3	29	157														
9	0532	STBL WD FL	0 100	18	18	324.00	SF	57.50	57.50	100	2005	2005	3	44	8,197														
10	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	35	525														
LAND DESCRIPTION										TOTAL OB/XF										18,946									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	7.79	AC		1.00	1.00	1.00	225,000.00	225,000.00	1,752,750												
REVIEW DATE 04/18/2017 BY DJ																													
Total Acres: 7.79					Total Land Value: 1,752,750					Market: 0					Agricultural: 0					Common: 1,752,750					PRINTED 08/02/2023 BY SYS				

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