

LOT 20 & PT OF R/W & LOT 19 &
PARCEL 2-10 OF SECT 31-3N-28 &
PARCEL 2-9

TATUM MARY M
1954 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0020-0000



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 2													
Exterior Wall	10	ABOVE AVG 80	0900	01	5,490	124.8728	148.29	814,112	2003	2003	0	0	0	9.10	90.90	VALUATION SUMMARY												
Exterior Wall	23	REINF CONC 20	1 SNGL FAM - 100% - 2017													Heated Area: 4429												
Roof Structur	08	IRREGULAR 100														HX Base Yr 2017												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	5	100																										
Bathrooms	4	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.5	1.5 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,180	100	2,180	293,854																								
FGR	536	55	295	39,765																								
FGR	896	55	493	66,454																								
FOP	24	30	7	944																								
FOP	252	30	76	10,244																								
FOP	385	30	116	15,637																								
FST	92	55	51	6,875																								
FUS	520	100	520	70,094																								
FUS	1,225	100	1,225	165,124																								
FUS	504	100	504	67,937																								
TOTALS	6,728		5,490	740,028																								
EXTRA FEATURES			1954 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		304.00	LF 7.50	7.50	100	2000	2000	3	55	1,254												
2	0473	VF 3 RAIL	0	100	0	0		112.00	LF 7.50	7.50	100	2003	2003	3	64	538												
3	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	2003	2003	3	88	3,520												
4	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2003	2003	3	22	220												
5	0855	CONC PAVER	0	100	80	3		240.00	SF 10.00	10.00	100	2003	2003	3	84	2,016												
6	0855	CONC PAVER	0	100	0	0		1,430.00	SF 10.00	10.00	100	2003	2003	3	84	12,012												
7	0801	ASPHALT A	0	100	361	9		3,249.00	SF 3.00	3.00	100	2003	2003	3	54	5,263												
8	0810	CONCRETE A	0	100	346	2		692.00	SF 6.50	6.50	100	2003	2003	3	84	3,778												
9	0861	POOL GUNIT	0	100	0	0		354.00	SF 85.00	85.00	100	2003	2003	3	36	10,832												
10	0875	HOT TUB	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2003	2003	3	22	264												
LAND DESCRIPTION			TOTAL OB/XF													39,697												
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		OR	0.00	0.00	5.61	AC		1.00	1.00	1.00	225,000.00	225,000.00	1,262,250											
2	009620	C	MARSH	0			0.00	0.00	1.10	AC		1.00	1.00	1.00	100.00	100.00	110											
REVIEW DATE 05/18/2020 BY DJA Total Acres: 6.71 Total Land Value: 1,262,360 Market: 0 Agricultural: 0 Common: 1,262,360 PRINTED 08/02/2023 BY SYS																												

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