PT LOT 21
IN OR 2394/594 PARCEL A &
PT LOT 1 IN OR 2394/604

CLAXTON EDWARD T
1966 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

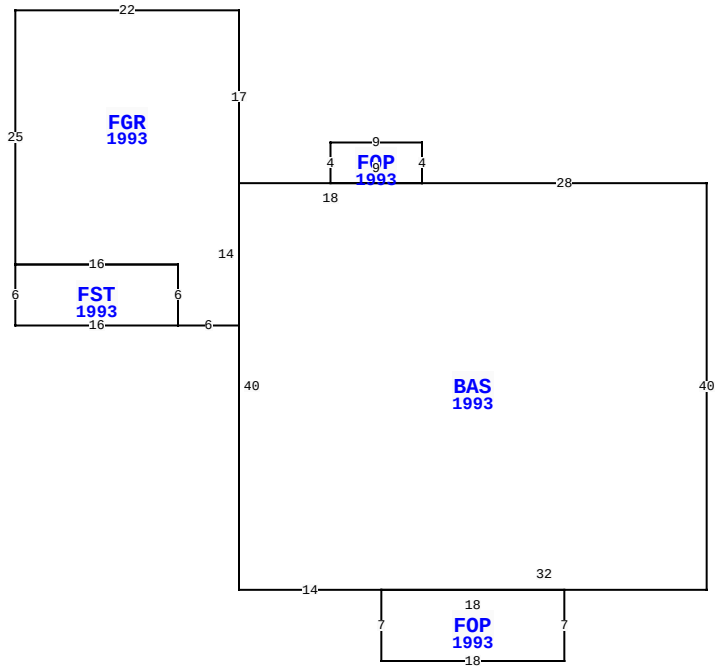
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	133,705
FGR	586	55	322	23,398
FOP	36	30	11	799
FOP	126	30	38	2,761
FST	96	55	53	3,851
TOTALS	2,684		2,264	164,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	122.0000	110.10	249,266	1974	1974	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1840 HX Base Yr 2016



1966 SYCAMORE LN, FERNANDINA BEACH

BLD DATE	07/23/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		164,516
TOTAL MARKET OB/XF VALUE		10,149
TOTAL LAND VALUE - MARKET		486,165
TOTAL MARKET VALUE		660,830
SOH/AGL Deduction		335,043
ASSESSED VALUE		325,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,787
TOTAL JUST VALUE		660,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6393	CHNGE SRVC	100	12/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/0604	9/21/2020	QC	U	V	11	100
GRANTOR: CLAXTON EDWARD T & CH						
GRANTEE: CLAXTON EDWARD T						
2394/0594	9/21/2020	WD	U	I	30	485,000
GRANTOR: CLAXTON EDWARD T & CH						
GRANTEE: CLAXTON EDWARD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] N4 W9 S4E9 $ W18
FGR=[YR=1993] N17 W22 S25 FST=[YR=1993] S6 E16 N6W16$ E16 S6
E6 N14 $ S40 E14 FOP=[YR=1993] S7 E18 N7W18$ E32 N40$.

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	33.00	33.00	100	2007	2007	3	35	1,940	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260	
3	0810	CONCRETE A	0	100	84	3	252.00	SF	6.50	6.50	100	1991	1991	3	64	1,048	
4	0810	CONCRETE A	0	100	51	20	1,020.00	SF	6.50	6.50	100	2007	2007	3	89	5,901	

LAND DESCRIPTION

TOTAL OB/XF 10,149

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	100	0006	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	225,000.00	225,000.00	486,000							
2	009620	C	MARSH	0			0.00	0.00	1.65	AC		1.00	1.00	1.00	100.00	100.00	165							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 3.81 Total Land Value: 486,165 Market: 0 Agricultural: 0 Common: 486,165 PRINTED 08/02/2023 BY SYS