N'LY 80FT OF E'LY 135 FT LOT 7
IN OR 2722/1194
E O FRIEND SUB DB Z/165

WILDER JO ANN L/E/
1973 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

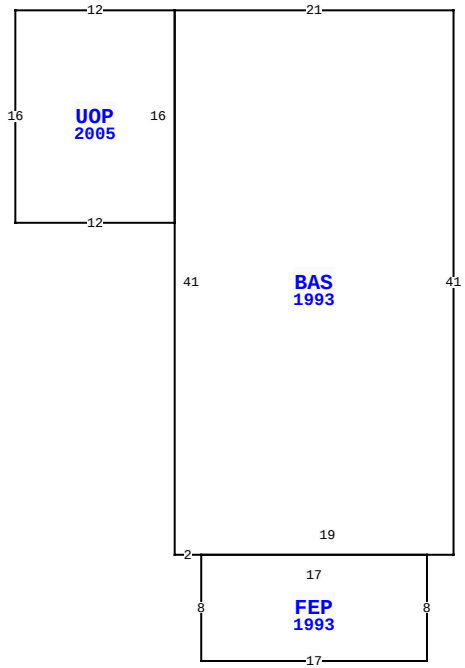
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	861	100	861	59,718
FEP	136	80	109	7,560
UOP	192	20	38	2,636
TOTALS	1,189		1,008	69,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,008	98.0000	93.10	93,845	1930	1950	0	0	0	25.50	74.50

1 SINGLE FAM – 0% - 0 Heated Area: 861 HX Base Yr



1967 SYCAMORE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	69,915
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,750
TOTAL MARKET VALUE	183,665
SOH/AGL Deduction	27,008
ASSESSED VALUE	156,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,657
TOTAL JUST VALUE	183,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1194	7/01/2024	WD	U	I	11	100
GRANTOR: WILDER JO ANN						
GRANTEE: HULS DALE						
0266/0075	5/01/1978	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=2005] W12 S16 E12 N16$S41 E2
FEP=[YR=1993] S8 E17 N8 W17$E19 N41$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	80.00	135.00	0.25	AC		1.00	1.00	1.40	325,000.00	455,000.00	113,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.25 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 08/06/2024 BY SYS