

PT OF LOTS 8 & 9 S-6
IN OR 2048/644
E O FRIEND SUB DB Z/165

BENNETT ULA EASON JR L/E/
1955 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0008-0060



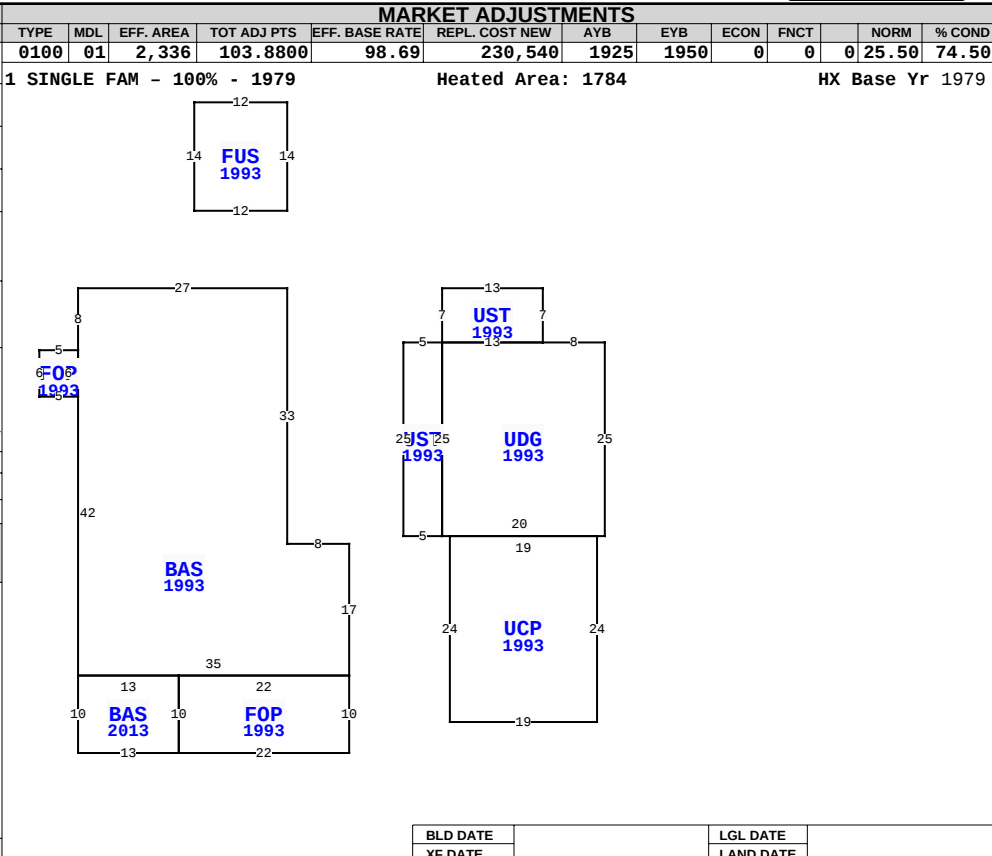
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,486	100	1,486	109,256
BAS	130	100	130	9,558
FOP	30	30	9	662
FOP	220	30	66	4,853
FUS	168	100	168	12,352
UCP	456	20	91	6,691
UDG	525	55	289	21,248
UST	91	45	41	3,014
UST	125	45	56	4,118
TOTALS	3,231		2,336	171,752

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1243	WD DECK F	0 100	0	0	1,016.00	SF	8.00	8.00
2	0910	SCRN RM L	0 100	12	12	144.00	SF	15.00	15.00
3	0510	GARAGE WD-	0 100	17	17	289.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	208.00	90.00	0.43



1955 SYCAMORE LN, FERNANDINA BEACH

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

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	1243	WD DECK F	0 100	0	0	1,016.00	SF	8.00	8.00	100	1982	1982	3	20	1,626	
2	0910	SCRN RM L	0 100	12	12	144.00	SF	15.00	15.00	100	1990	1990	3	20	432	
3	0510	GARAGE WD-	0 100	17	17	289.00	SF	35.00	35.00	100	1982	1982	3	20	2,023	

TOTAL OB/XF										4,081						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	208.00	90.00	0.43	AC		1.00	1.00	1.00	325,000.00	325,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 8						
BUILDING MARKET VALUE										Tax Dist:						
TOTAL MARKET OB/XF VALUE										171,752						
TOTAL LAND VALUE - MARKET										4,081						
TOTAL MARKET VALUE										139,750						
SOH/AGL Deduction										229,842						
ASSESSED VALUE										85,741						
TOTAL EXEMPTION VALUE										50,000						
BASE TAXABLE VALUE										35,741						
TOTAL JUST VALUE										315,583						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										307,533						

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2048/0644	5/20/2016	WD	U	I	11	100			
GRANTOR: BENNETT ULA EASON JR									
GRANTEE: BODAMER KATHLEEN AN									
0526/0617	9/14/1987	FS	U	I		5,000			
GRANTOR: BENNETT MARIE									
GRANTEE: BENNETT ULA E JR									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W27 S8 FOP=[YR=1993] W5 S6 E5 N6\$ S42									
BAS=[YR=2013] S10 E13 FOP=[YR=1993] E22 N10 W22 S10\$ N10									
W13\$ E35 N17 W8 N33\$ PTR= E20 UST=[YR=1993] E13 S7									
UDG=[YR=1993] E8 S25 W1 UCP=[YR=1993] S24 W19 N24 E19\$ W20									
UST=[YR=1993] W5 N25 E5S25\$ N25 E13\$ W13 N7\$ W20\$ PTR=N10									
FUS=[YR=1993] N14 W12 S14 E12\$ S10\$.									