LOT 10 & 31-3N-28 PAR 2-7
& PT OF ABANDONED R/W
IN OR 2101/1874

EVANS JOHN RONALD TRUSTEE OF
1935 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

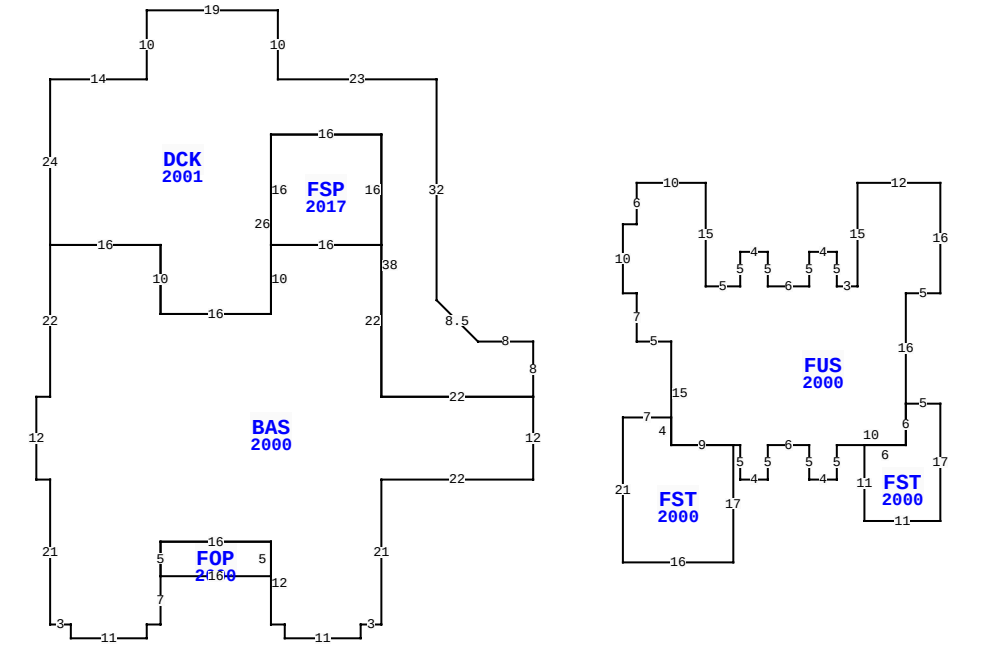
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,620	100	2,620	370,208
DCK	1,744	10	174	24,587
FOP	80	30	24	3,392
FSP	256	40	102	14,413
FST	151	55	83	11,728
FST	300	55	165	23,314
FUS	1,257	100	1,257	177,615
TOTALS	6,408		4,425	625,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,425	100.3200	150.48	665,874	2000	2010	0	0	0	6.10	93.90

1 SFR CUST – 100% - 2018 Heated Area: 3877 HX Base Yr 2018



1935 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		874,841
TOTAL MARKET OB/XF VALUE		140,245
TOTAL LAND VALUE - MARKET		580,000
TOTAL MARKET VALUE		1,595,086
SOH/AGL Deduction		605,593
ASSESSED VALUE		989,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		939,493
TOTAL JUST VALUE		1,595,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,558,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702832	SWIM POOL	45,375	05/01/2017
B996092	NEW CONSTR	220,856	05/01/1999
B996094	XFOB	28,126	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/1874	2/15/2017	WD	U	I	11	100
GRANTOR: EVANS JOHN R						
GRANTEE: JOHN R EVANS TRUST						
2076/1808	8/09/2016	SW	Q	I	01	785,900
GRANTOR: CITIMORTGAGE INC						
GRANTEE: EVANS JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W8 U6 L6 N32 W23 N10 W19 S10 W14 S24
BAS=[YR=2000] S22 W2 S12 E2 S21 E3 S2 E11 N2 E2 N7
FOP=[YR=2000] E16 N5 W16 S5 $ N5 E16 S12 E2 S2 E11 N2 E3 N21
E22 N12 W22 N22 FSP=[YR=2017] N16 W16 S16 E16$ W16 S10 W16
N10 W16$ E16 S10 E16 N26 E16 S38 E22 N8$ PTR= E15
FUS=[YR=2000] N7W2 N10 E2 N6 E10 S15E5 N5 E4 S5 E6 N5 E4 S5
E3 N15E12 S16 W5 S16 FST=[YR=2000] E5 S17W11N11 E6 N6 $ S6
W10 S5 W4 N5W6S5 W4 N5 W1 FST=[YR=2000] S17 W16N21 E7 S4 E9
$ W9 N15 W5 $ W15$.

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	0470	VNYL GATE	0	100	0	0	6.00	UT	300.00	300.00	100	2000	2000	3	52	936	
2	0473	VF 3 RAIL	0	100	0	0	2,650.00	LF	7.50	7.50	100	2000	2000	3	52	10,335	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	5,880	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400	
5	0801	ASPHALT A	0	100	0	0	13,190.00	SF	3.00	3.00	100	2000	2000	3	50	19,785	
6	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2000	2000	3	79	514	
7	0810	CONCRETE A	0	100	0	0	3,986.00	SF	6.50	6.50	100	2000	2000	3	79	20,468	
8	0810	CONCRETE A	0	100	8	7	56.00	SF	6.50	6.50	100	2000	2000	3	79	288	
9	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2000	2000	3	79	164	
10	0825	BRICK	0	100	4	15	60.00	SF	12.50	12.50	100	2000	2000	3	94	705	

TOTAL OB/XF 60,475

LAND DESCRIPTION

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		OR	0.00	0.00	5.80	AC		1.00	1.00	0.50	200,000.00	100,000.00	580,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 5.80 Total Land Value: 580,000 Market: 0 Agricultural: 0 Common: 580,000 PRINTED 08/06/2024 BY SYS

LOT 10 & 31-3N-28 PAR 2-7
& PT OF ABANDONED R/W
IN OR 2101/1874

EVANS JOHN RONALD TRUSTEE OF
1935 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

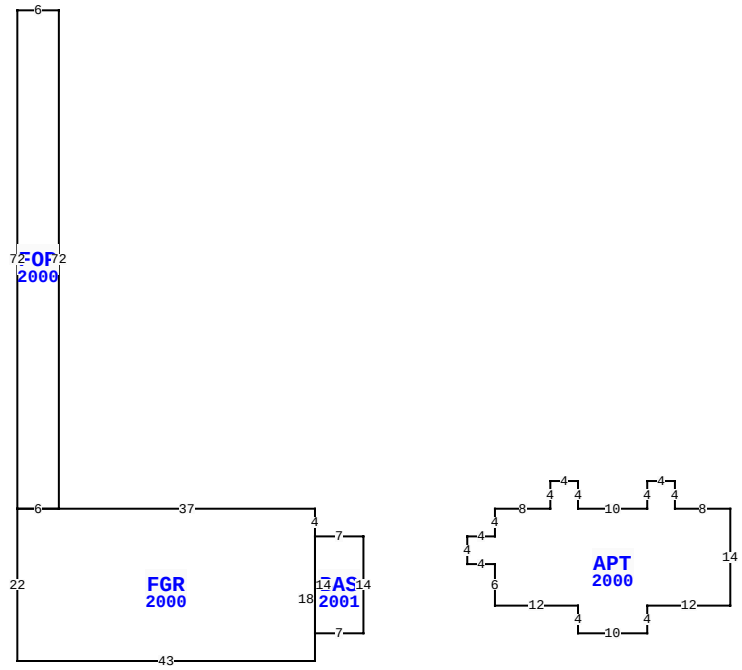
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
APT	564	100	564	57,229
BAS	98	100	98	9,944
FGR	946	55	520	52,764
FOP	432	30	130	13,191
TOTALS	2,040		1,312	133,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	120.0150	114.01	149,581	2000	2000	0	0	0	11.00	89.00

2 SINGLE FAM – 100% - 2018 Heated Area: 662 HX Base Yr 2018



1935 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		874,841
TOTAL MARKET OB/XF VALUE		140,245
TOTAL LAND VALUE - MARKET		580,000
TOTAL MARKET VALUE		1,595,086
SOH/AGL Deduction		605,593
ASSESSED VALUE		989,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		939,493
TOTAL JUST VALUE		1,595,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,558,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2101/1874	2/15/2017	WD	U	I	11	100
GRANTOR: EVANS JOHN R						
GRANTEE: JOHN R EVANS TRUST						
2076/1808	8/09/2016	SW	Q	I	01	785,900
GRANTOR: CITIMORTGAGE INC						
GRANTEE: EVANS JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W7 FGR=[YR=2000] N4 W37 FOP=[YR=2000] N72 W6 S72 E6 $ W6 S22 E43 N18 $ S14 E7 N14$ PTR= E15 APT=[YR=2000] E4 N4 E8 N4 E4 S4 E10 N4 E4 S4 E8 S14 W12 S4 W10 N4 W12 N6 W4 N4$ W15 $.

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
11	0825	BRICK	0	100	7	7	49.00	SF	25.00	25.00	100	2000	2000	3	94	1,152	
12	1127	BRICK 8"	0	100	28	6	168.00	SF	11.00	11.00	100	2000	2000	3	94	1,737	
13	1126	CB/STC 8"	0	100	24	8	192.00	SF	8.00	8.00	100	2000	2000	3	79	1,213	
14	1127	BRICK 8"	0	100	24	8	192.00	SF	11.00	11.00	100	2000	2000	3	94	1,985	
15	1126	CB/STC 8"	0	100	36	4	144.00	SF	8.00	8.00	100	2000	2000	3	79	910	
16	1075	TRELLIS G	0	100	0	0	426.00	SF	35.00	35.00	100	2017	2017	3	84	12,524	
17	1127	BRICK 8"	0	100	36	4	144.00	SF	11.00	11.00	100	2000	2000	3	94	1,489	
18	1126	CB/STC 8"	0	100	34	4	136.00	SF	8.00	8.00	100	2000	2000	3	79	860	
19	0861	POOL GUNIT	0	100	0	0	600.00	SF	85.00	85.00	100	2017	2017	3	84	42,840	
20	0855	CONC PAVER	0	100	0	0	1,452.00	SF	10.00	10.00	100	2017	2017	3	97	14,084	

TOTAL OB/XF 78,794

LAND DESCRIPTION

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

REVIEW DATE 02/27/2024 BY KBA Total Acres: 5.80 Total Land Value: 580,000 Market: 0 Agricultural: 0 Common: 580,000 PRINTED 08/06/2024 BY SYS

LOT 10 & 31-3N-28 PAR 2-7
& PT OF ABANDONED R/W
IN OR 2101/1874

EVANS JOHN RONALD TRUSTEE OF
1935 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

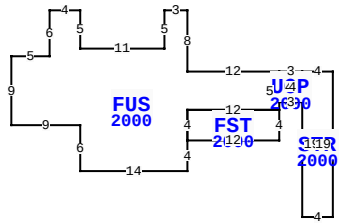
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2011.00		

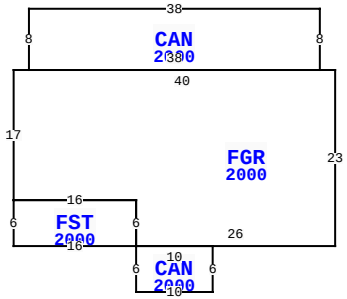
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	60	30	18	1,941
CAN	304	30	91	9,813
FGR	870	55	478	51,543
FST	48	55	26	2,804
FST	96	55	53	5,716
FUS	404	100	404	43,564
STR	76	10	8	863
UOP	12	20	2	216
TOTALS	1,870		1,080	116,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	127.8900	121.50	131,220	2000	2000	0	0	0	11.25	88.75

3 SINGLE FAM – 100% - 2018 Heated Area: 404 HX Base Yr 2018





1935 SYCAMORE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		874,841
TOTAL MARKET OB/XF VALUE		140,245
TOTAL LAND VALUE - MARKET		580,000
TOTAL MARKET VALUE		1,595,086
SOH/AGL Deduction		605,593
ASSESSED VALUE		989,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		939,493
TOTAL JUST VALUE		1,595,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,558,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/1874	2/15/2017	WD	U	I	11	100
GRANTOR: EVANS JOHN R						
GRANTEE: JOHN R EVANS TRUST						
2076/1808	8/09/2016	SW	Q	I	01	785,900
GRANTOR: CITIMORTGAGE INC						
GRANTEE: EVANS JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2000] W4 UOP=[YR=2000] W3 FUS=[YR=2000] W12 N8 W3 S5 W11 N5 W4 S6 W5 S9 E9 S6 E14 N4 FST=[YR=2000] E12 N4 W12 S4$ N4 E12 N5$ S4 E3 N4$ S19 E4 N19$ PTR= S40 CAN=[YR=2000] W38 S8 FGR=[YR=2000] W2 S17 FST=[YR=2000] S6 E16N6 W16 $ E16 S6 CAN=[YR=2000] S6 E10 N6 W10 $ E26 N23 W40 $ E38N8 $ 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
21	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2000	2000	3	79	976	

LAND DESCRIPTION

TOTAL OB/XF 976

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

REVIEW DATE 02/27/2024 BY KBA Total Acres: 5.80 Total Land Value: 580,000 Market: 0 Agricultural: 0 Common: 580,000 PRINTED 08/06/2024 BY SYS