

LOT 11 & PARCEL 2-2 IN SEC
31-3N-28 & PT OF R/W
IN OR 2242/103

BRADBERRY MICHAEL A & JILL D
1899 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	03	PLASTER 60
Interior Wall	06	CUST PANEL 40
Interior Floor	12	HARDWOOD 60
Interior Floor	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2011.00
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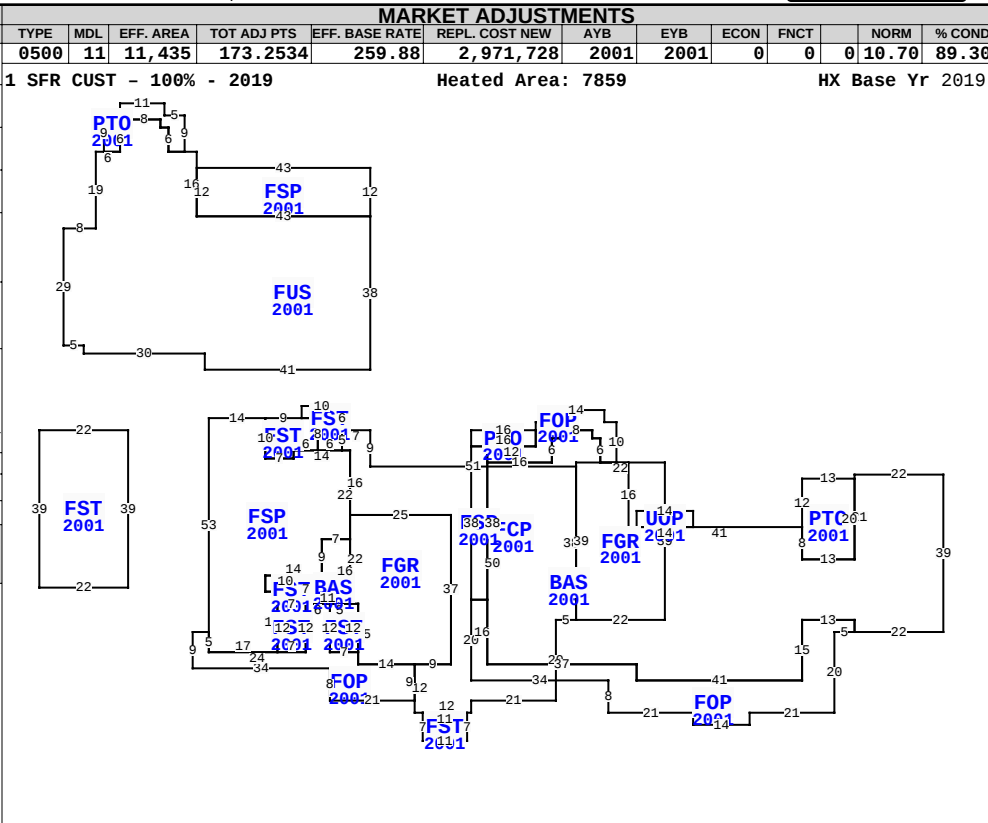
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100	140	32,490
BAS	4,517	100	4,517	1,048,273
FCP	2,176	25	544	126,248
FGR	858	55	472	109,538
FGR	895	55	492	114,180
FOP	202	30	61	14,157
FOP	438	30	131	30,401
FOP	853	30	256	59,410
FSP	152	40	61	14,157
FSP	516	40	206	47,807
TOTALS	17,245		11,435	2,653,753

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1,984.00	LF	7.50	7.50	100	2000	2000	3	52	7,738	
2	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	52	468	
3	0810	CONCRETE A	0 100	12	831	9,972.00	SF	6.50	6.50	100	2001	2001	3	80	51,854	
4	0825	BRICK	0 100	20	160	3,200.00	SF	12.50	12.50	100	2001	2001	3	94	37,600	
5	0825	BRICK	0 100	0	0	80.00	SF	12.50	12.50	100	2001	2001	3	94	940	
6	0920	CWALL-WD/M	0 100	0	0	1,656.00	LF	195.00	195.00	100	2001	2001	3	20	64,584	
7	1131	REINFR	0 100	0	0	2,345.00	SF	9.45	9.45	100	2001	2001	3	94	20,831	
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
9	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	5,950	
10	0877	JACUZZI	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	600	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.35	AC		1.00	1.00	0.70	200,000.00	140,000.00	749,000							



** This building has 23 Sub-Areas
1899 SYCAMORE LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF															192,265	
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	1,984.00	LF	7.50	7.50	100	2000	2000	3	52	7,738	
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10	0877	JACUZZI	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	600	

NASSAU COUNTY PROPERTY		PAGE 1 of 4	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		2, 653, 753	
TOTAL MARKET OB/XF VALUE		309, 374	
TOTAL LAND VALUE - MARKET		749, 000	
TOTAL MARKET VALUE		3, 712, 127	
SOH/AGL Deduction		2, 071, 101	
ASSESSED VALUE		1, 641, 026	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		1, 591, 026	
TOTAL JUST VALUE		3, 712, 127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3, 598, 612	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018589	XFOB	10,000	07/01/2001
B0007260	SWIM POOL	22,000	07/05/2000
B0007246	XFOB	3,500	07/05/2000
E00-6719	NEW CONSTR	800	03/01/2000
B9906505	NEW CONSTR	1,700,000	11/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0103	12/05/2018	WD	Q	I	02	1,650,000
GRANTOR: GRAY ROBERT C & JOANN						
GRANTEE: BRADBERRY MICHAEL A						
0879/0499	4/16/1999	WD	Q	V		170,500
GRANTOR: GALPHIN W N JR & F W						
GRANTEE: GRAY ROBERT C & JOA						

BUILDING NOTES		

BUILDING DIMENSIONS		
FCP=[YR=2001] W7FST=[YR=2001] N6W10S3 FST=[YR=2001] W9		
FSP=[YR=2001] W14S53 FOP=[YR=2001] W4S 9E34S8E21 N9		
FGR=[YR=2001] E9N37W25S22E2S15E14SW14N3 FST=[YR=2001] N12W2		
BAS=[YR=2001] N16W7S9W4 FST=[YR=2001] W10S4 E3S3		
FST=[YR=2001]		
S12E7N12W7\$E7N7\$S7E11\$W5S12E7\$W7N12W6S12W24N5\$S5E17N15W3N4E14		
N9E7N22W14S2W7N10\$		
S10E7N2E6N8W4\$E4S8E6N5\$S5E2S16E25S37W9S12E2 FST=[YR=2001] S7		
E11 N7 W11 \$ E12 N3 E21N20E5 FGR=[YR=2001]		
E22N39W22S39\$N38W51N9\$ PTR=E25 PTO=[YR=2001] E16		
FOP=[YR=2001] N2E3N3E14 S3 E3 S10 BAS=[YR=2001] E3 S16 E2		
UOP=[YR=2001] N4 E14 S4 W14 \$ E41 PTO=[YR=2001] N12 E13 S20		

BRADBERRY MICHAEL A & JILL D
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[illegible]

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