LOT 14
IN OR 2531/684
EX ESMT OR 879/493

COLE WILSON DALE & AMY
1850 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0014-0000

BUILDING CHARACTERISTICS

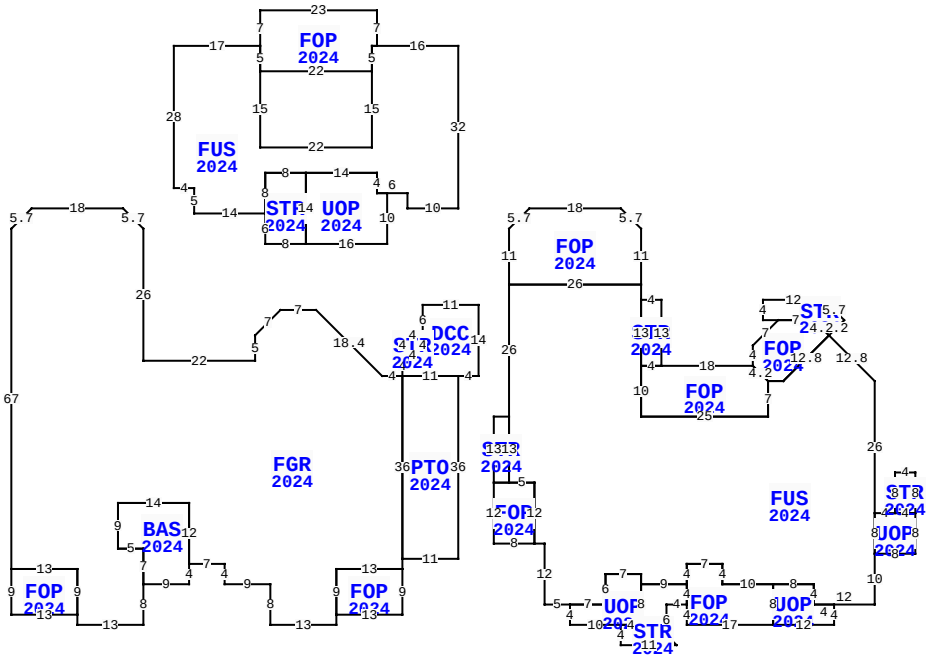
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 60
Frame	04	REIN CONC 40
Stories	3.	3. 100
Units		0 100
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	189	100	189	58,055
DCC	170	15	26	7,986
FGR	4,206	55	2,313	710,484
FOP	96	30	29	8,908
FOP	117	30	35	10,751
FOP	117	30	35	10,751
FOP	118	30	35	10,751
FOP	164	30	49	15,051
FOP	246	30	74	22,731
FOP	271	30	81	24,881
TOTALS	11,728		7,526	2,311,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	7,526	204.7820	307.17	2,311,761	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 4585 HX Base Yr 2024



** This building has 25 Sub-Areas

1850 SYCAMORE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,397,525
TOTAL MARKET OB/XF VALUE		83,219
TOTAL LAND VALUE - MARKET		756,338
TOTAL MARKET VALUE		3,237,082
SOH/AGL Deduction		350,384
ASSESSED VALUE		2,886,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,836,698
TOTAL JUST VALUE		3,237,082
NCON VALUE		2,479,355
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230015347	CO		11/30/2023
230003787	NEW SFR	1,197,064	03/21/2023
22018551	SWIM POOL	40,000	12/19/2022
22006497	GARAGE	100,000	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/0684	1/12/2022	WD	Q	V	01	850,000
GRANTOR: SCOTT DREW E & PARKER						
GRANTEE: COLE WILSON DALE &						
1101/1212	12/17/2002	WD	Q	I		500,000
GRANTOR: GALPHIN WILLIAM NAYLO						
GRANTEE: SCOTT DREW E & PARK						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=10,10] U4R4 E18 D4R4 S26 E22 N5 U5R5 E7 D13R13 E4 S36 S2 W13 S9 S2 W13 N8 W9 N4 W7 N12 W14 S9 E5 S7 S8 W13 N2 N9 W13 N67 $
FUS=[YR=2024;ORIG=108,21] E26 S3 S13 S10 E25 N7 E3 U9R9 D9R9 S26 S8 S10 W12 N4 W8 W10 N4 W7 S4 W9 N2 W7 S6 W7 W5 N12 W2 N12 W5 N13 N26 $
FUS=[YR=2024;ORIG=42,2] E4 S5 E14 N8 E8 E14 S4 E6 S3 E10 N32 W16 W1 S5 S15 W22 N15 N5 W17 S28 $
PTO=[YR=2024;ORIG=87,39] E11 S36 W11 N36 $
FOP=[YR=2024;ORIG=108,21] E26 N11 U4L4 W18 D4L4 S11 $
FOP=[YR=2024;ORIG=59,-21] E22 N5 E1 N7 W23 S7 S5 $
FOP=[YR=2024;ORIG=134,47] E25 N7 U3L3 W18 W4 S10 $

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	0473	VF 3 RAIL	0	100	0	0	264.00	LF	7.50	7.50	100	2000	2000	3	52	1,030	
2	0473	VF 3 RAIL	0	100	0	0	184.00	LF	3.75	3.75	100	2000	2000	3	52	359	
5	0462	ST/AL FNC	0	100	0	0	1,968.00	SF	10.00	10.00	100	2024	2023		100	19,680	
6	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2024	2023		100	1,200	
7	0855	CONC PAVER	0	100	0	0	2,875.00	SF	10.00	10.00	100	2024	2023		100	28,750	
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
10	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 83,219

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	7.47	AC		1.00	1.00	0.45	225,000.00	101,250.00	756,338							

REVIEW DATE 06/26/2023 BY TW Total Acres: 7.47 Total Land Value: 756,338 Market: 0 Agricultural: 0 Common: 756,338 PRINTED 08/06/2024 BY SYS

LOT 14
IN OR 2531/684
EX ESMT OR 879/493

COLE WILSON DALE & AMY
1850 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0014-0000

BUILDING CHARACTERISTICS

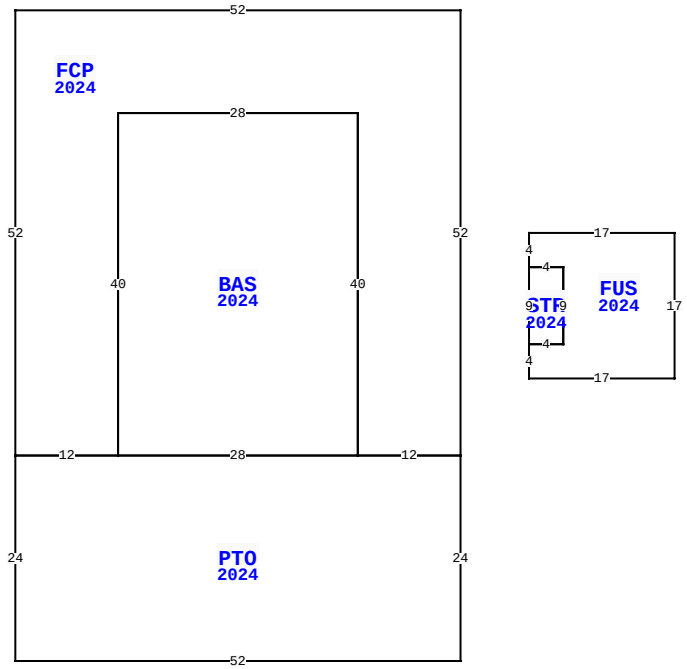
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	12	HARDWOOD 30
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	1,120	100	1,120	52,346
FCP	1,584	25	396	18,508
FUS	253	100	253	11,825
PTO	1,248	5	62	2,898
STR	36	10	4	187
TOTALS	4,241		1,835	85,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,835	134.8950	47.21	86,630	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1373 HX Base Yr 2024



1850 SYCAMORE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,397,525
TOTAL MARKET OB/XF VALUE		83,219
TOTAL LAND VALUE - MARKET		756,338
TOTAL MARKET VALUE		3,237,082
SOH/AGL Deduction		350,384
ASSESSED VALUE		2,886,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,836,698
TOTAL JUST VALUE		3,237,082
NCON VALUE		2,479,355
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0684	1/12/2022	WD	Q	V	01	850,000
GRANTOR: SCOTT DREW E & PARKER						
GRANTEE: COLE WILSON DALE &						
1101/1212	12/17/2002	WD	Q	I		500,000
GRANTOR: GALPHIN WILLIAM NAYLO						
GRANTEE: SCOTT DREW E & PARK						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=10,10] E52 S52 W12 N40 W28 S40 W12 N52 $
PTO=[YR=2024;ORIG=10,62] E12 E28 E12 S24 W52 N24 $
BAS=[YR=2024;ORIG=22,22] E28 S40 W28 N40 $
FUS=[YR=2024;ORIG=70,36] E17 S17 W17 N4 E4 N9 W4 N4 $
STR=[YR=2024;ORIG=70,40] E4 S9 W4 N9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/26/2023 BY TW Total Acres: 7.47 Total Land Value: 756,338 Market: 0 Agricultural: 0 Common: 756,338 PRINTED 08/06/2024 BY SYS