

LOTS 18 & 17 &
PT OF SEC 31-3N-28E
IN OR 852/1689 & OR 1927/795

DAVIS JOHN L & BETTE M
1940 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0018-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 4																
Exterior Wall	11	BD/BTN AVG 100	8600	01	1,296	72.2400	17.34	22,473	2001	2001	0	0	0	50.00	50.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 BARNs - 100% - 2008										Heated Area: 1296										STANDARD									
Roof Cover	12	MODULAR MT 100											HX Base Yr 2008										Tax Group: 8									
Interior Wall	01	MINIMUM 100																					Tax Dist:									
Interior Floor	03	CONC FINSH 60																					BUILDING MARKET VALUE									
Interior Floor	01	NONE 40																					TOTAL MARKET OB/XF VALUE									
Air Condition	01	NONE 100																					TOTAL LAND VALUE - MARKET									
Heating Type	01	NONE 100																					TOTAL MARKET VALUE									
Bedrooms		0 100																					SOH/AGL Deduction									
Bathrooms		1 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																					BASE TAXABLE VALUE									
Units		0 100																					TOTAL JUST VALUE									
Occupancy	00	NONE 100																					NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	01	NONE 90		
Interior Floor	03	CONC FINSH 10		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	1,872	100	1,872	39,572
UOP	144	20	29	613
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TOTALS	2,160		1,930	40,798

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	01	1,930	58.5354	24.58	47,439	2016	2016	0	0	0	14.00	86.00
3 STABLES EX - 0% - 2008				Heated Area: 1872				HX Base Yr 2008				

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