

LOT 20 & PT OF R/W & LOT 19 &
PARCEL 2-10 OF SECT 31-3N-28 &
PARCEL 2-9

O'DONNELL DAVID M REVOCABLE TRUST/O'DONNELL DAVID
95205 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0020-0000

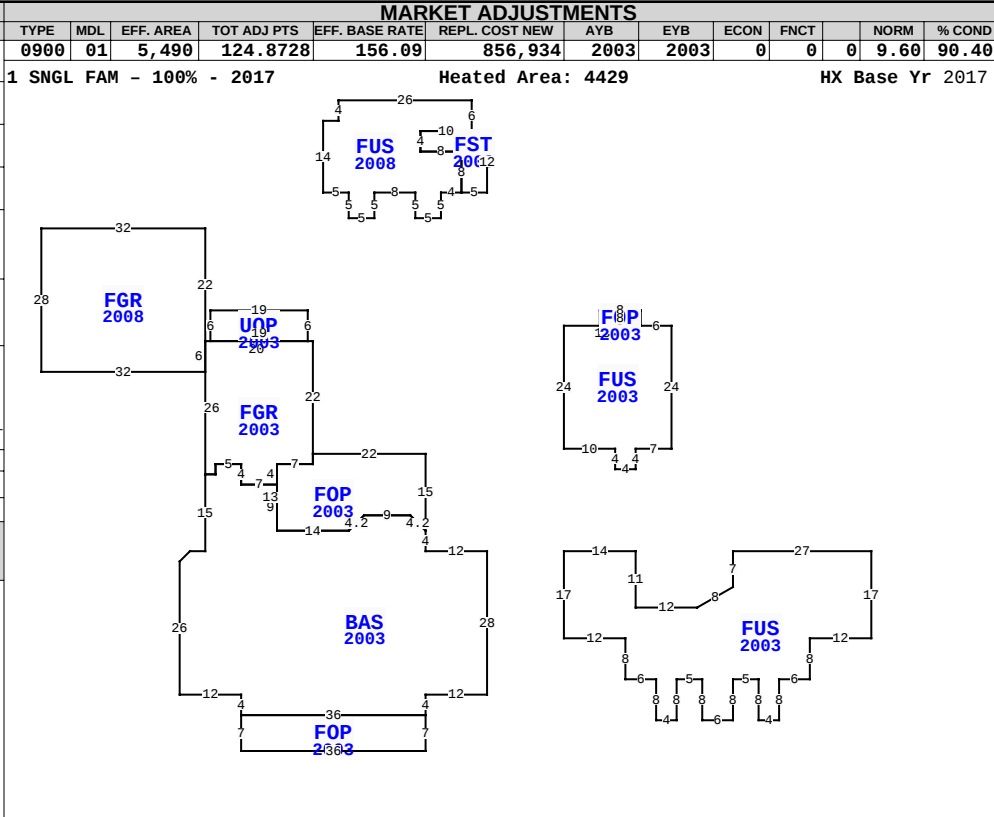


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 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	2,180	100	2,180	307,610
FGR	536	55	295	41,626
FGR	896	55	493	69,565
FOP	24	30	7	988
FOP	252	30	76	10,724
FOP	385	30	116	16,368
FST	92	55	51	7,197
FUS	520	100	520	73,375
FUS	1,225	100	1,225	172,854
FUS	504	100	504	71,117
TOTALS	6,728		5,490	774,668

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0473	VF 3 RAIL	0	100	0	0		304.00	LF 7.50
2	0473	VF 3 RAIL	0	100	0	0		112.00	LF 7.50
3	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00
4	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00
5	0855	CONC PAVER	0	100	80	3		240.00	SF 10.00
6	0855	CONC PAVER	0	100	0	0		1,430.00	SF 10.00
7	0801	ASPHALT A	0	100	361	9		3,249.00	SF 3.00
8	0810	CONCRETE A	0	100	346	2		692.00	SF 6.50
9	0861	POOL GUNIT	0	100	0	0		354.00	SF 85.00
10	0875	HOT TUB	0	100	0	0		1.00	UT 1,200.00



1954 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		774,668	
TOTAL MARKET OB/XF VALUE		53,018	
TOTAL LAND VALUE - MARKET		1,262,360	
TOTAL MARKET VALUE		2,090,046	
SOH/AGL Deduction		1,125,409	
ASSESSED VALUE		964,637	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		909,637	
TOTAL JUST VALUE		2,090,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,057,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217498	H/AC	0	08/01/2012
E21182	ELEC OTHER	2,000	08/01/2008
M14071	MECH OTHER	0	08/01/2008
B21592	NEW CONSTR	90,000	07/01/2008
R11367	REPAIR/RRF	0	07/01/2008
P13338	OTHER	0	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2692/1961	2/06/2024	WD	U	I	37
SALE PRICE					
1,250,000					
GRANTOR: TATUM MARY M					
GRANTEE: O'DONNELL DAVID M R					
1030/1730	1/15/2002	WD	Q	V	
210,000					
GRANTOR: TREVETT HARRY R					
GRANTEE: TATUM CHARLES M & M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W12 N4 FOP=[YR=2003] N15 W22 FGR=[YR=2003] N22 W1 UOP=[YR=2003] N6 W19 S6 E19 \$ W20 FGR=[YR=2008] N22W32S28E32N6\$ S26 E2 N2 E5 S4 E7 N4 E7 N2 \$ S2 W7 S13 E14 U3 R3 E9 R3 D3 \$ L3 U3 W9 D3 L3 W14 N9 W7 N4 W5 S2 W2 S15 W3 D2 L2 S26 E12 S4 FOP=[YR=2003] S7 E36 N7 W36 \$ E36 N4 E12 N28\$ PTR= E15 FUS=[YR=2003] E14 S11 E12 U4 R7 N7 E27 S17 W12 S8 W6S8 W4 N8 W5 S8 W6 N8 W5 S8 W4 N8 W6 N8 W12 N17 \$ W15 \$ PTR=E15 N20 FUS=[YR=2003] E10S4E4N4E7N24W6 FOP=[YR=2003] N3W8S3E8\$ W15S24\$ S20 W15\$ PTR=N70 FST=[YR=2008] N12W3 FUS=[YR=2008] N6W26S4W3S14E5S5E5N5E8 S5E5N5E4N8W8N4E10\$W10S4E8S8E5\$ S70\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	5.61
2	009620	C	MARSH	0		OR	0.00	0.00	1.10
TOTAL OB/XF 37,931									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	225,000.00	225,000.00	1,262,250		
AC		1.00	1.00	1.00	100.00	100.00	110		

[illegible]