LOT 25
R/W IN OR 286/214
AMELIA LIGHTHOUSE RESERVATION

SINCLAIR PROPERTIES OF AMELIA ISLAND LLC
1875 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1020-0025-0000

BUILDING CHARACTERISTICS

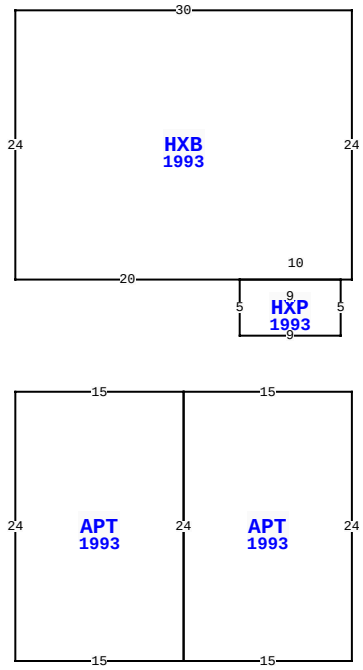
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	360	100	360	32,167
APT	360	100	360	32,167
HXB	720	100	720	64,333
HXP	45	30	14	1,251
TOTALS	1,485		1,454	129,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	1,454	94.9620	116.80	169,827	1933	1980	0	0	0	23.50	76.50

1 TRI PLEX – 0% - 0 Heated Area: 1440 HX Base Yr



126 S FLETCHER AVE 1-4, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,503
TOTAL MARKET OB/XF VALUE	1,215
TOTAL LAND VALUE - MARKET	660,000
TOTAL MARKET VALUE	914,718
SOH/AGL Deduction	0
ASSESSED VALUE	914,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	914,718
TOTAL JUST VALUE	914,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	841,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
969628	REPAIR/RRF	2,300	02/26/1996
7100	REPAIR/RRF	660	06/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0623	5/27/2021	WD	Q	I	01	1,100,000
GRANTOR: MURREN MARY T ET AL						
GRANTEE: SINCLAIR PROPERTIES						
2360/0532	5/06/2020	QC	U	I	11	100
GRANTOR: MURREN RICHARD J						
GRANTEE: MURREN RICHARD J &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W15 APT=[YR=1993] W15 S24 E15 N24 $ S24 E15 N24 $ PTR= N10 HXB=[YR=1993] N24W30S24E20 HXP=[YR=1993] S5E9N5W9$ E10$ 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	0810	CONCRETE A	0	0	5	29	145.00	SF	6.50	6.50	100	1933	1933	3	20	189	
2	1243	WD DECK F	0	0	0	0	198.00	SF	10.40	10.40	100	1960	1960	3	20	412	
3	1242	WD DECK A	0	0	3	7	21.00	SF	10.00	10.00	100	1960	1960	3	20	42	
4	1243	WD DECK F	0	0	18	18	324.00	SF	8.00	8.00	100	1991	1991	3	20	518	
5	1242	WD DECK A	0	0	3	9	27.00	SF	10.00	10.00	100	1991	1991	3	20	54	

LAND DESCRIPTION

TOTAL OB/XF 1,215

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	000120	C	SFR OCN FT	0	0006	R-3	40.00	266.00	40.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	660,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 660,000 Market: 0 Agricultural: 0 Common: 660,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

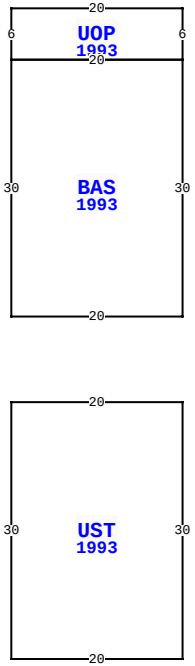
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	82,943
UOP	120	20	24	3,318
UST	600	45	270	37,325
TOTALS	1,320		894	123,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	894	115.5600	173.34	154,966	1940	1990	0	0	0	20.25	79.75

2 SFR CUST – 0% - 0 Heated Area: 600 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20S30E20N30$ PTR=N10 BAS=[YR=1993] N30
UOP=[YR=1993] N6 W20 S6 E20$ W20S30E20$ 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

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

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