PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1947/1854
(EX R/W IN OR 212/506)

SYKES JOSEPH C LIVING TRUST/SYKES JOSEPH C TRUSTEE
PO BOX 1385
FERNANDINA BEACH, FL 32035-1385

2024

40-2N-28-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

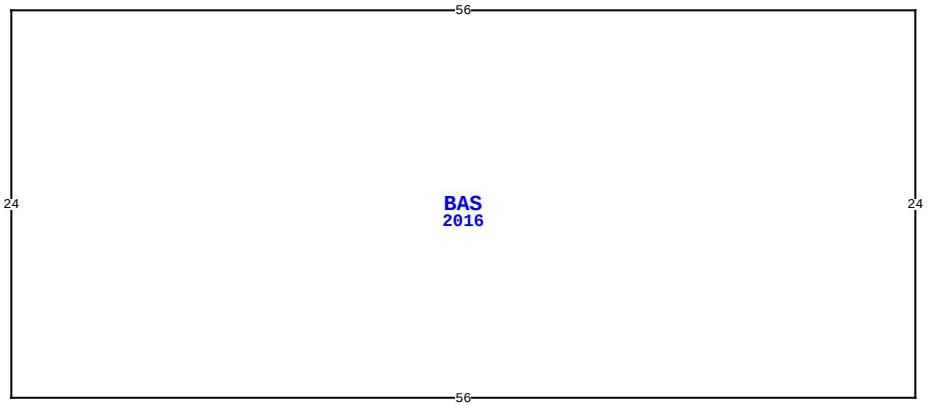
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	71,183
TOTALS	1,344		1,344	71,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,344	76.4600	62.31	83,745	2016	2016	0	0	0	15.00	85.00

2 MH OFFICE – 0% - 0 Heated Area: 1344 HX Base Yr



474395 SR 200, FERNANDINA BEACH

BLD DATE	05/11/2022	KK	LGL DATE	
XF DATE	05/11/2022	KK	LAND DATE	05/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,183
TOTAL MARKET OB/XF VALUE	129,452
TOTAL LAND VALUE - MARKET	496,468
TOTAL MARKET VALUE	697,103
SOH/AGL Deduction	0
ASSESSED VALUE	697,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	697,103
TOTAL JUST VALUE	697,103
NCON VALUE	0
INCOME VALUE	3,973,126
PREVIOUS YEAR MKT VALUE	709,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006496	DEMOLITION	1,000	05/20/2021
21006510	NEW CONST - GREEN	184,608	05/20/2021
21002897	DEMOLITION	2,000	03/10/2021
20010890	NEW CONST - GREEN	175,644	01/22/2021
C1631706	MOD OFFICE - 2/18	0	01/01/2016
E24948	OFFICE TRAILER	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1947/1854	10/21/2014	WD	U	I	11	100
GRANTOR: SYKES JOSEPH C						
GRANTEE: SYKES JOSEPH C LIVI						
0706/0440	6/03/1994	WD	Q	I		90,000
GRANTOR: KEY MARTIN JR & GERAL						
GRANTEE: SYKES JOSEPH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S24 E56 N24$.

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	0511	GARAGE CB-	0	0	28	16	448.00	SF	40.00	40.00	100	1962	1962	3	20	3,584	
2	0810	CONCRETE A	0	0	48	18	912.00	SF	6.50	6.50	100	2003	2003	3	83	4,920	
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	1997	1997	3	42	473	
4	0430	CL FNC 6B	0	0	0	0	337.00	LF	9.70	9.70	100	1998	1998	3	45	1,471	
5	0681	POLE SHED	0	0	44	26	1,144.00	SF	15.00	15.00	100	2005	2005	3	40	6,864	
6	0812	CONCRETE C	0	0	0	0	2,017.00	SF	4.00	4.00	100	2003	2003	3	83	6,696	
7	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2000	2000	3	20	56	
8	1242	WD DECK A	0	0	0	0	271.00	SF	10.00	10.00	100	2012	2012	3	55	1,491	
9	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20	5.20	100	2012	2012	3	93	3,627	
10	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2012	2012	3	95	48	

TOTAL OB/XF 29,230

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0004	CG	0.00	0.00	124,117.00	SF		1.00	1.00	1.00	4.00	4.00	496,468							

REVIEW DATE 05/11/2022 BY KK Total Acres: 0.00 Total Land Value: 496,468 Market: 0 Agricultural: 0 Common: 496,468 PRINTED 08/06/2024 BY SYS

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	697,103
TOTAL JUST VALUE	697,103
NCON VALUE	0
INCOME VALUE	3,973,126
PREVIOUS YEAR MKT VALUE	709,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15861	OFFICE TRAILER	0	04/01/2012
B25920	OFFICE TRAILER	0	04/01/2012
974181	CHNGE SRVC	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1947/1854	10/21/2014	WD	U	I	11	100
GRANTOR: SYKES JOSEPH C						
GRANTEE: SYKES JOSEPH C LIVI						
0706/0440	6/03/1994	WD	Q	I		90,000
GRANTOR: KEY MARTIN JR & GERAL						
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BLD DATE	05/11/2022	KK	LGL DATE	
XF DATE	05/11/2022	KK	LAND DATE	05/11/2022 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	1123	CB 8"	0	0	105	8	840.00	SF	6.15	6.15	100	2012	2012	3	93	4,804	
12	1123	CB 8"	0	0	144	8	1,152.00	SF	6.15	6.15	100	2012	2012	3	93	6,589	
13	1123	CB 8"	0	0	0	0	1,350.00	SF	6.15	6.15	100	2012	2012	3	93	7,721	
14	1123	CB 8"	0	0	0	0	1,853.00	SF	6.15	6.15	100	2012	2012	3	93	10,598	
15	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	71	3,550	
16	0351	CARPORT MT	0	0	60	30	1,800.00	SF	10.00	10.00	100	2021	2021	3	93	16,740	
17	0351	CARPORT MT	0	0	60	30	1,800.00	SF	10.00	10.00	100	2021	2021	3	93	16,740	
18	0351	CARPORT MT	0	0	60	30	1,800.00	SF	10.00	10.00	100	2021	2021	3	93	16,740	
19	0351	CARPORT MT	0	0	60	30	1,800.00	SF	10.00	10.00	100	2021	2021	3	93	16,740	

LAND DESCRIPTION

TOTAL OB/XF 100,222

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 05/11/2022 BY KK Total Acres: 0.00 Total Land Value: 496,468 Market: 0 Agricultural: 0 Common: 496,468 PRINTED 08/06/2024 BY SYS