

N 208.71' OF E 208.71' OF LOT4
IN OR 615 PG 1300
EO FRIEND SUB DB Z/165

NELSEN KEITH R & DENISE MOORE
1985 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,580	100
FOP	76	30
YEAR	1993	1993
TOT ADJ AREA	1,580	23
SUBAREA MARKET VALUE	150,241	2,187
TOTALS	1,656	1,603 152,429

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,603	112.2000	112.20	179,857	1991	1991	0	0	15.25	84.75
1 SINGLE FAM - 100% - 1993											
Heated Area: 1580											
HX Base Yr 1993											
Diagram showing lot dimensions and building footprints: - Lot dimensions: 38' (width) x 40' (depth). - Building footprint 1 (BAS 1993): 18' x 16'. - Building footprint 2 (FOP 1993): 19' x 4'. - Other dimensions: 24', 19', 12', 6', 4', 2'.											