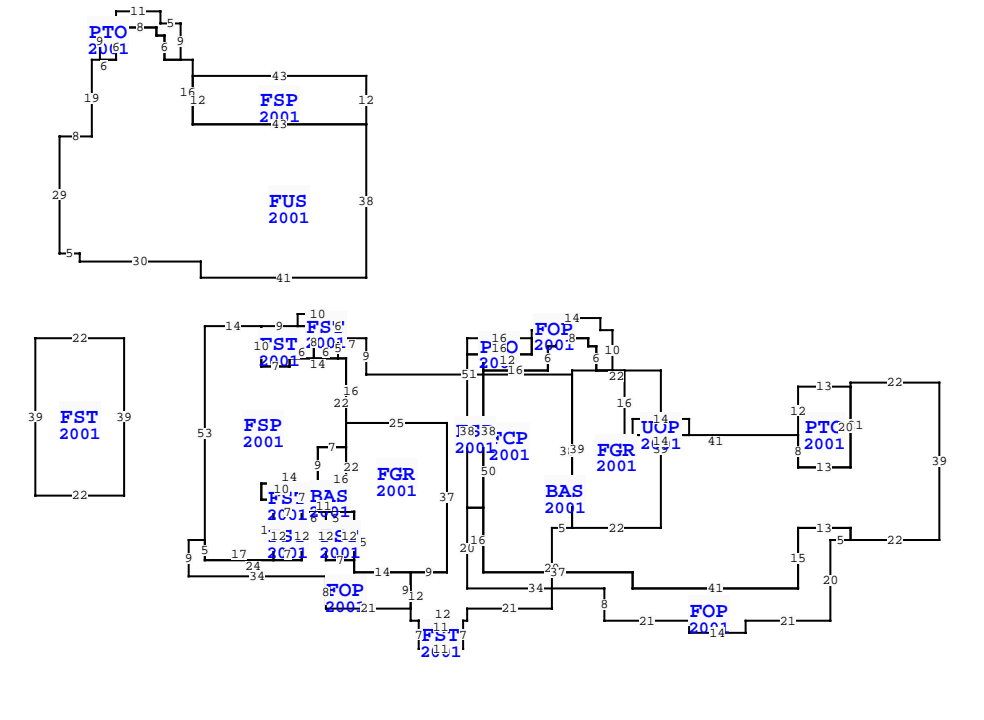




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	03	PLASTER 60
Interior Wall	06	CUST PANEL 40
Interior Floor	12	HARDWOOD 60
Interior Floor	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	11,435	173.2534	273.74	3,130,217	2001	2001	0	0	0	11.20	88.80

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 4	
VALUATION BY	Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE	2,779,633		
TOTAL MARKET OB/XF VALUE	306,244		
TOTAL LAND VALUE - MARKET	936,250		
TOTAL MARKET VALUE	4,022,127		
SOH/AGL Deduction	2,333,511		
ASSESSED VALUE	1,688,616		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,637,894		
TOTAL JUST VALUE	4,022,127		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	3,712,127		



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	2011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100	2001	140	34,032
BAS	4,517	100	2001	4,517	1,097,998
FCP	2,176	25	2001	544	132,237
FGR	858	55	2001	472	114,734
FGR	895	55	2001	492	119,596
FOP	202	30	2001	61	14,828
FOP	438	30	2001	131	31,844
FOP	853	30	2001	256	62,228
FSP	152	40	2001	61	14,828
FSP	516	40	2001	206	50,074
TOTALS	17,245			11,435	2,779,633

\*\* This building has 23 Sub-Areas  
1899 SYCAMORE LN, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018589	XFOB	10,000	07/01/2001
B0007260	SWIM POOL	22,000	07/05/2000
B0007246	XFOB	3,500	07/05/2000
E00-6719	NEW CONSTR	800	03/01/2000
B9906505	NEW CONSTR	1,700,000	11/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q	V	RSN CD	SALE PRICE
2242/0103	12/05/2018	WD	Q	I	02	1,650,000

GRANTOR: GRAY ROBERT C & JOANN  
GRANTEE: BRADBERRY MICHAEL A  
0879/0499 4/16/1999 WD Q V 170,500  
GRANTOR: GALPHIN W N JR & F W  
GRANTEE: GRAY ROBERT C & JOA

L N	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	0473	VF 3 RAIL	0	100	0	0	1,984.00	LF	7.50	7.50	100	2000	2000	3	48	7,142	
2	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	48	432	
3	0810	CONCRETE A	0	100	12	831	9,972.00	SF	6.50	6.50	100	2001	2001	3	79	51,206	
4	0825	BRICK	0	100	20	160	3,200.00	SF	12.50	12.50	100	2001	2001	3	94	37,600	
5	0825	BRICK	0	100	0	0	80.00	SF	12.50	12.50	100	2001	2001	3	94	940	
6	0920	CWALL-WD/M	0	100	0	0	1,656.00	LF	195.00	195.00	100	2001	2001	3	20	64,584	
7	1131	REINFR 8	0	100	0	0	2,345.00	SF	9.45	9.45	100	2001	2001	3	94	20,831	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
9	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	5,880	
10	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	600	

BUILDING NOTES											
BUILDING DIMENSIONS											
FCP=[YR=2001] W7FST=[YR=2001] N6W10S3 FST=[YR=2001] W9 FSP=[YR=2001] W14S53 FOP=[YR=2001] W4S 9E34S8E21 N9 FGR=[YR=2001] E9N37W25S22E2S15E14S4W14N3 FST=[YR=2001] N12W2 BAS=[YR=2001] N16W7S9W4 FST=[YR=2001] W10S4 E3S3 FST=[YR=2001] S12E7N12W7S7E7N7S5E11S5S12E7S7N7N2W6S12W24N5S5E17N15W3N4E14 N9E7N22W14S2W7N10S S10E7N2E6N8W4S4E4S8E6N5S5E2S16E25S37W9S12E2 FST=[YR=2001] S7 E11 N7 W11 \$ E12 N3 E21N20E5 FGR=[YR=2001] E22N39W22S39N38W51N9S PTR=E25 PTO=[YR=2001] E16 FOP=[YR=2001] N2E3N3E14 S3 E3 S10 BAS=[YR=2001] E3 S16 E2 UOP=[YR=2001] N4 E14 S4 W14 \$ E41 PTO=[YR=2001] N12 E13 S20											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		OR	0.00	0.00	5.35	AC		1.00	1.00	0.70	250,000.00	175,000.00	936,250							





