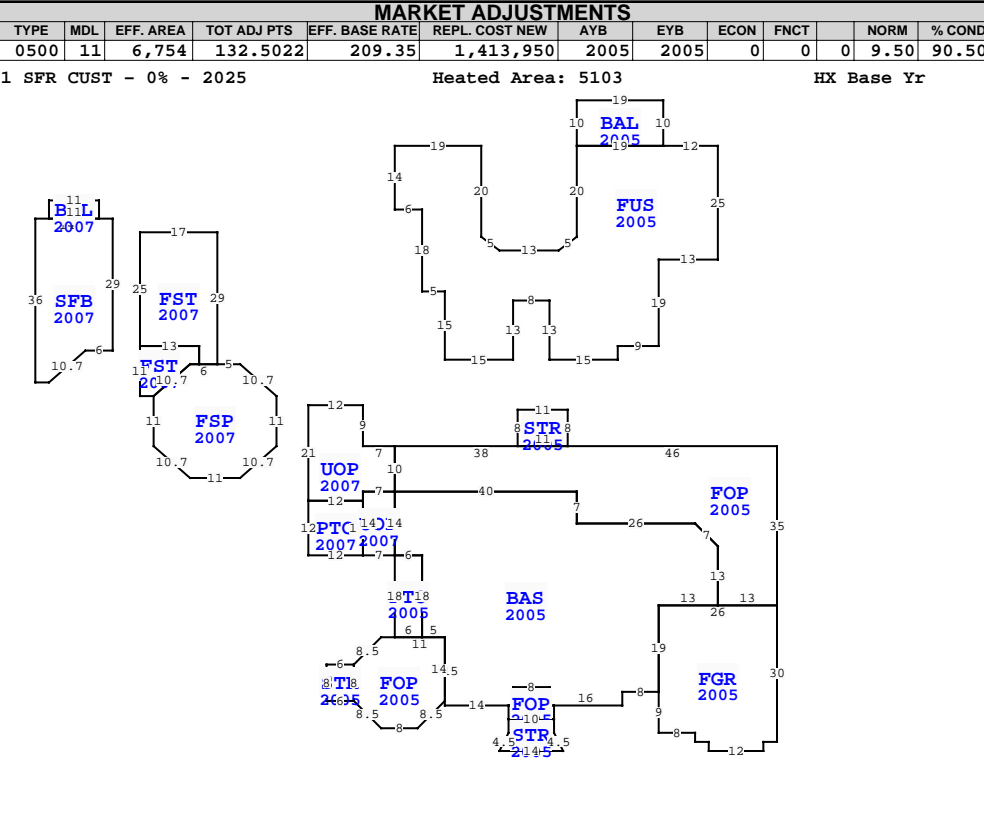


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100



NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		1,279,625
TOTAL MARKET OB/XF VALUE		112,142
TOTAL LAND VALUE - MARKET		806,000
TOTAL MARKET VALUE		2,197,767
SOH/AGL Deduction		0
ASSESSED VALUE		2,197,767
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,197,767
TOTAL JUST VALUE		2,197,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,340,386

Quality	01 Quality Level 01				
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
BAL	190	15	2005	28	5,305
BAL	44	15	2007	7	1,326
BAS	2,493	100	2005	2,493	472,329
FGR	788	55	2005	433	82,037
FOP	62	30	2005	19	3,600
FOP	346	30	2005	104	19,704
FOP	1,395	30	2005	418	79,195
FSP	563	40	2007	225	42,629
FST	101	55	2007	56	10,610
FST	441	55	2007	243	46,039
TOTALS	10,027			6,754	1,279,625

** This building has 19 Sub-Areas

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

EXTRA FEATURES

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	0	0	0	184.00	LF	3.75	3.75	100	2000	2000	3	48	331	
2	0473	VF 3 RAIL	0	0	0	0	524.00	LF	3.75	3.75	100	2007	2007	3	69	1,356	
3	0473	VF 3 RAIL	0	0	0	0	232.00	LF	7.50	7.50	100	2007	2007	3	69	1,201	
4	0500	FP-PRE FAB	0	0	0	0	2.00	UT	5,250.00	5,250.00	100	2005	2005	3	88	9,240	
6	1241	WD DECK G	0	0	8	5	40.00	UT	12.65	12.65	100	2005	2005	3	36	182	
7	0461	IRON FENCE	0	0	235	3	705.00	SF	8.50	8.50	100	2005	2005	3	88	5,273	
8	0461	IRON FENCE	0	0	0	0	161.00	SF	8.50	8.50	100	2007	2007	3	90	1,232	
9	0810	CONCRETE A	0	0	0	0	3,885.00	SF	6.50	6.50	100	2005	2005	3	84	21,212	
12	1129	STONE 8"	0	0	243	1	243.00	SF	15.75	15.75	100	2007	2007	3	96	3,674	
13	0835	QUARY TILE	0	0	111	3	333.00	SF	10.00	10.00	100	2007	2007	3	87	2,897	

1875 SYCAMORE LN, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21270	REMODEL	40,000	04/01/2008
B20479	XFOB	1,500	09/01/2007
B20089	SWIM POOL	20,000	06/01/2007
B19571	REMODEL	23,195	03/01/2007
R10019	REPAIR/RRF	3,000	01/01/2007
M12342	H/AC	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1718	7/09/2024	WD	Q	I	01	2,210,000

GRANTOR: SINCLAIR JAMES STANLE
GRANTEE: CARNES GARY W & BRE
2113/1960 | 3/01/2017 | SW | Q | I | 02 | 925,000
GRANTOR: DEUTSCHE ALT-B SECURI
GRANTEE: SINCLAIR JAMES STAN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W46 STR=[YR=2005] N8W11S8 E11S
W38UOP=[YR=2007] W7N9W12S21 PTO=[YR=2007] S12E12
UOP=[YR=2007] E7N14W7 S14\$N12W12\$E12N2E7N10\$ S10
BAS=[YR=2005] S14PTO=[YR=2005] S18 FOP=[YR=2005] W3 L6 D6
STR=[YR=2005] W6S8 E6N8\$ S8 D6 R6 E8 R6 U6 N14W11\$
E6N18W6\$E6S18 E5 S15 E14 FOP=[YR=2005] S3 STR=[YR=2005] S3
D4 L2 E14 U4 L2 N3W10\$ E10N3 W1 N4W8 S4 W1 \$ E1 N4E8 S4 E16
N3 E8 FGR=[YR=2005] S9E8 S2 E3 S2 E12 N2 E3 N30 W26 S19\$ N19
E13 N13 U5 L5 W26 N7W40 \$E40 S7 E26 R5 D5 S13E13 N35 \$ PTR=
W26N22 FUS=[YR=2005] N19E13 N25W12 BAL=[YR=2005]
N10W19S10E19\$ W19S20 L4 D3 W13 U3 L4 N20W19 S14E6S18
E5S15E15N13E8S13E15N3 E9\$ S22 E26\$ PTR=W110 FSP=[YR=2007] N11

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000116	C	RES MARSH	0		OR	0.00	0.00	4.03	AC		1.00	1.00	0.80	250,000.00	200,000.00	806,000							

TOTAL OB/XF 46,598

