

LOT 14
IN OR 2531/684
EX ESMT OR 879/493

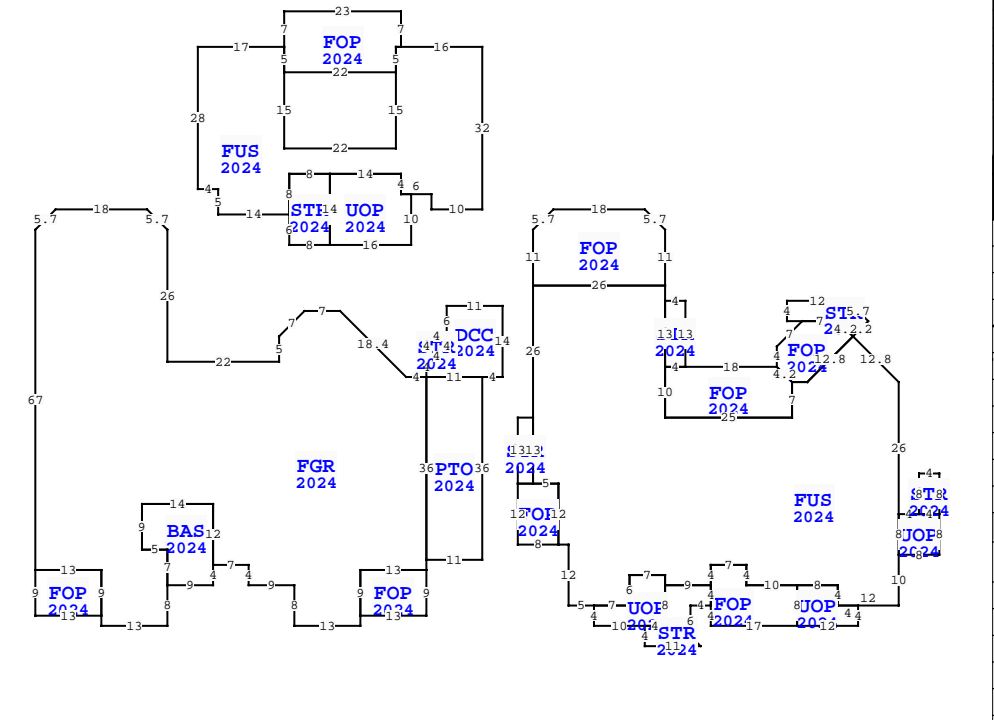
COLE WILSON DALE & AMY
1850 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0014-0000

BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	12	CEDAR	60		
Exterior Wall	17	CB STUCCO	40		
Roof Structure	08	IRREGULAR	100		
Roof Cover	13	STAND SEAM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		4.5	100		
Frame	02	WOOD FRAME	60		
Frame	04	REIN CONC	40		
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	12	7,526	204.7820	323.56	2,435,113	2023	2023	0	0	0	99.50
1 SFR CUST - 100% - 2024 Heated Area: 4585 HX Base Yr 2024											



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
BAS	189	100	2024
DCC	170	15	2024
FGR	4,206	55	2024
FOP	96	30	2024
FOP	117	30	2024
FOP	117	30	2024
FOP	118	30	2024
FOP	164	30	2024
FOP	246	30	2024
FOP	271	30	2024
TOTALS	11,728		
		7,526	422,937

** This building has 25 Sub-Areas

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	2,513,606		
TOTAL MARKET OB/XF VALUE	189,130		
TOTAL LAND VALUE - MARKET	1,494,000		
TOTAL MARKET VALUE	4,196,736		
SOH/AGL Deduction	1,119,899		
ASSESSED VALUE	3,076,837		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	3,026,115		
TOTAL JUST VALUE	4,196,736		
NCON VALUE	106,425		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	3,237,082		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230015347	CO		11/30/2023
230003787	NEW SFR	1,197,064	03/21/2023
22018551	SWIM POOL	40,000	12/19/2022
22006497	GARAGE	100,000	08/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0684	1/12/2022	WD	Q	V	01	850,000
GRANTOR: SCOTT DREW E & PARKER						
GRANTEE: COLE WILSON DALE &						
1101/1212	12/17/2002	WD	Q	I		500,000
GRANTOR: GALPHIN WILLIAM NAYLO						
GRANTEE: SCOTT DREW E & PARK						

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	100	0	0	264.00	LF	7.50	7.50	100	2000	2000	3	48	950	
2	0473	VF 3 RAIL	0	100	0	0	184.00	LF	3.75	3.75	100	2000	2000	3	48	331	
3	0462	ST/AL FNC	0	100	0	0	1,968.00	SF	10.00	10.00	100	2024	2023		98	19,286	
4	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2024	2023		99	1,188	
5	0855	CONC PAVER	0	100	0	0	2,875.00	SF	10.00	10.00	100	2024	2023		100	28,750	
6	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
8	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	
9	0861	POOL GUNIT	0	100	0	0	805.00	SF	85.00	85.00	100	2025	2024		100	68,425	
10	0855	CONC PAVER	0	100	0	0	3,800.00	SF	10.00	10.00	100	2025	2024		100	38,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2024;ORIG=10,10] U4R4 E18 D4R4 S26 E22 N5 U5R5 E7 D13R13 E4 S36 S2 W13 S9 S2 W13 N8 W9 N4 W7 N12 W14 S9 E5 S7 S8 W13 N2 N9 W13 N67 \$	
FUS=[YR=2024;ORIG=108,21] E26 S3 S13 S10 E25 N7 E3 U9R9 D9R9 S26 S8 S10 W12 N4 W8 W10 N4 W7 S4 W9 N2 W7 S6 W7 W5 N12 W2 N12 W5 N13 N26 \$	
FUS=[YR=2024;ORIG=42,2] E4 S5 E14 N8 E8 E14 S4 E6 S3 E10 N32 W16 W1 S5 S15 W22 N15 N5 W17 S28 \$	
PTO=[YR=2024;ORIG=87,39] E11 S36 W11 N36 \$	
FOP=[YR=2024;ORIG=108,21] E26 N11 U4L4 W18 D4L4 S11 \$	
FOP=[YR=2024;ORIG=59,-21] E22 N5 E1 N7 W23 S7 S5 \$	
FOP=[YR=2024;ORIG=134,47] E25 N7 U3L3 W18 W4 S10 \$	

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 T	DPH 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	7.47	AC		1.00	1.00	0.80	250,000.00	200,000.00	1,494,000							

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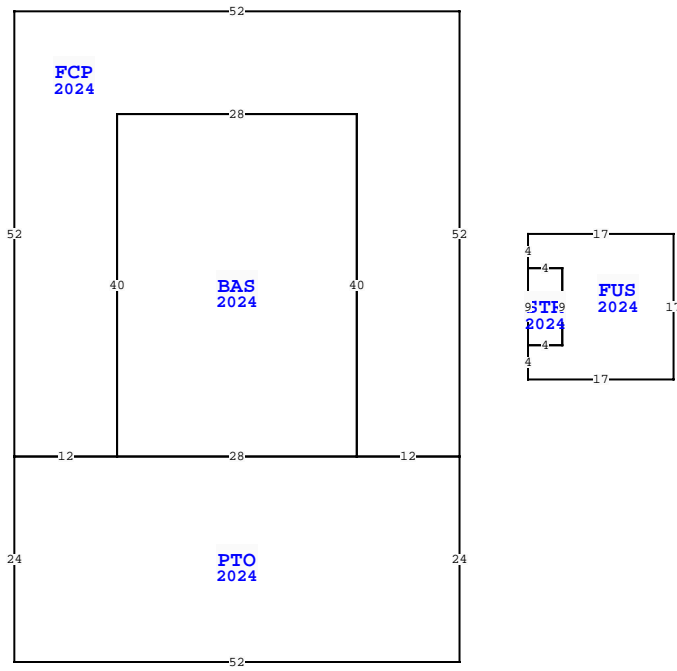
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2025

00-00-30-034B-0014-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	STAND SEAM 100	
Interior Wall	06	CUST PANEL 100	
Interior Floo	03	CONC FINSH 70	
Interior Floo	12	HARDWOOD 30	
Air Condition	08	ENG SPLIT 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		N/A 100	
Bathrooms		N/A 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,120	100	2024
FCP	1,584	25	2024
FUS	253	100	2024
PTO	1,248	5	2024
STR	36	10	2024
TOTALS	4,241		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2024			Heated Area: 1373			HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			2,513,606
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TOTAL LAND VALUE - MARKET			1,494,000
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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

BUILDING NOTES	

BUILDING DIMENSIONS	
FCP=[YR=2024;ORIG=10,10] E52 S52 W12 N40 W28 S40 W12 N52 \$	
PTO=[YR=2024;ORIG=10,62] E12 E28 E12 S24 W52 N24 \$	
BAS=[YR=2024;ORIG=22,22] E28 S40 W28 N40 \$	
FUS=[YR=2024;ORIG=70,36] E17 S17 W17 N4 E4 N9 W4 N4 \$	
STR=[YR=2024;ORIG=70,40] E4 S9 W4 N9 \$	

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 T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV