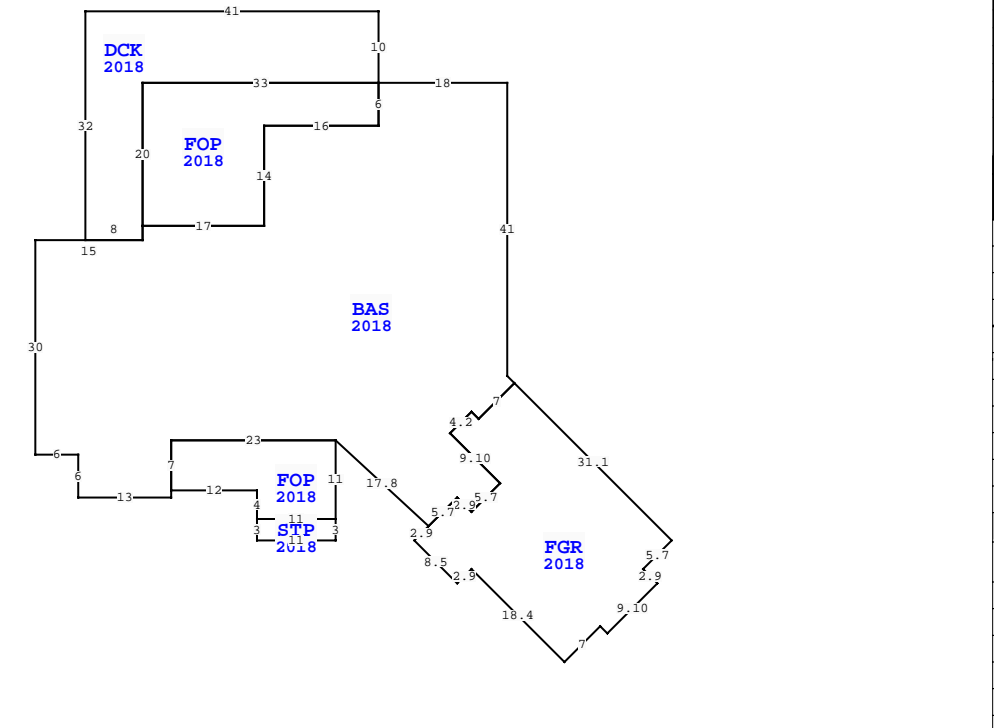


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
1	SFR	CUST	- 100%	- 2023							
Heated Area: 2771						HX Base Yr 2023					



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,771	100	2018	2,771	974,161
DCK	586	10	2018	59	20,742
FGR	692	55	2018	381	133,943
FOP	205	30	2018	62	21,796
FOP	436	30	2018	131	46,054
STP	33	10	2018	3	1,055
TOTALS	4,723			3,407	1,197,750

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2018	2018	3	97	13,968	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2018	2018	3	97	28,421	
3	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2018	2018	3	84	37,128	
4	0473	VF 3 RAIL	0	100	0	0		7.50	7.50	100	2000	2000	3	48	1,296	
5	0473	VF 3 RAIL	0	100	0	0		3.75	3.75	100	2000	2000	3	48	346	

1900 SYCAMORE LN, FERNANDINA BEACH											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
TOTAL OB/XF 81,159											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,475,040	
TOTAL MARKET OB/XF VALUE		81,159	
TOTAL LAND VALUE - MARKET		820,000	
TOTAL MARKET VALUE		2,376,199	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,376,199	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		2,325,477	
TOTAL JUST VALUE		2,376,199	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,499,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806090	SWIM POOL	55,000	06/14/2018
B1700901	NEW CONSTR	346,056	02/06/2017
B1700902	NEW CONSTR	114,692	02/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0833	12/21/2021	WD	Q	I	01	2,500,000
GRANTOR: BIBB BRIAN J & KIMBER						
GRANTEE: RAPP ROBERT R & CON						
1850/1407	4/05/2013	WD	Q	I	02	245,000
GRANTOR: LLARENA ALEX & SUSAN						
GRANTEE: REESE PATRICIA L ET						

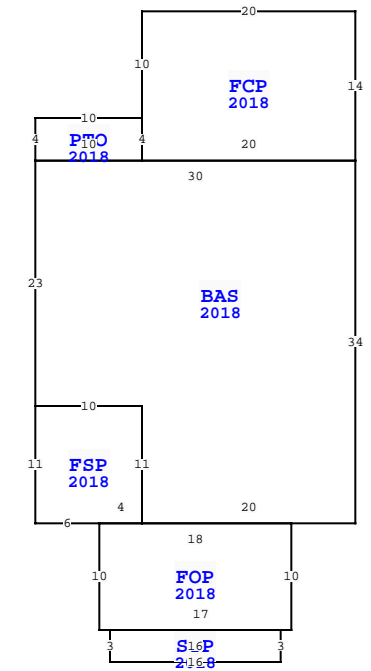
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W18 DCK=[YR=2018] N10 W41 S32 E8 N2 FOP=[YR=2018] E17 N14 E16 N6W33 S20\$ N20 E33\$ S6 W16 S14 W17 S2 W15 S30 E6 S6 E13 N1 FOP=[YR=2018] E12 S4 STP=[YR=2018] S3 E11 N3 W11\$ E11 N11 W23 S7\$ N7 E23 D12 R13 FGR=[YR=2018] L2 D2 R6 D6 U2 R2 D13 R13 U5 R5 D1 R1 U7 R7 U2 L2 U4 R4 U22 L22 D5 L5 U1 L1 D3 L3 R7 D7 D4 L4 U2 L2 D4 L4 \$ U4 R4 D2 R2 U4 R4 U7 L7 R3 U3 D1 R1 U5 R5 U1 L1 N41\$.

LAND DESCRIPTION		TOTAL OB/XF 81,159																						
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	3.28	AC		1.00	1.00	1.00	250,000.00	250,000.00	820,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	CUST	- 100%	- 2023							
Heated Area: 910						HX Base Yr 2023					



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2018	910	232,566
FCP	280	25	2018	70	17,889
FOP	180	30	2018	54	13,800
FSP	110	40	2018	44	11,245
PTO	40	5	2018	2	511
STP	48	10	2018	5	1,278
TOTALS	1,568			1,085	277,290

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
1900 SYCAMORE LN, FERNANDINA BEACH																

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
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TOTAL MARKET OB/XF VALUE			81,159
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TOTAL MARKET VALUE			2,376,199
SOH/AGL Deduction			0
ASSESSED VALUE			2,376,199
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			2,325,477
TOTAL JUST VALUE			2,376,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,499,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0833	12/21/2021	WD	Q	I	01	2,500,000
GRANTOR: BIBB BRIAN J & KIMBER						
GRANTEE: RAPP ROBERT R & CON						
1850/1407	4/05/2013	WD	Q	I	02	245,000
GRANTOR: LLARENA ALEX & SUSAN						
GRANTEE: REESE PATRICIA L ET						

BUILDING NOTES

BUILDING DIMENSIONS
FCP=[YR=2018] W20 S10 PTO=[YR=2018] W10 S4 BAS=[YR=2018] S23 FSP=[YR=2018] S11 E6 FOP=[YR=2018] S10 E1 STP=[YR=2018] S3 E16 N3 W16\$ E17 N10 W18\$ E4 N11 W10\$ E10 S11 E20 N34 W30\$ E10 N4\$ S4 E20 N14\$.

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
0																								