

LOT 16, PT R/W LANDS
 OF E O FRIEND DB 1/165 &
 PT MARSH LAND IN OR 2752/915

1933 SYCAMORE LANE LLC
 2504 SAFE HARBOR LN
 FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,675 TOTAL LAND VALUE - MARKET 815,023 TOTAL MARKET VALUE 825,698 SOH/AGL Deduction 6,840 ASSESSED VALUE 818,858 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 818,858 TOTAL JUST VALUE 825,698 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 744,395											
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED B1806069 DEMOLITION 0 06/13/2018											
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2752/915 10/28/2024 QC U I 11 100 GRANTOR: SHADY POINT OWNERS AS GRANTEE: 1933 SYCAMORE LANE 2580/1720 7/27/2022 WD Q V 01 850,000 GRANTOR: TANNER HAMPTON H FAMI GRANTEE: 1933 SYCAMORE LANE											
NEIGHBORHOOD/LOC 2011.00																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										1933 SYCAMORE LN, FERNANDINA BEACH																					
EXTRA FEATURES										L	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	0801	ASPHALT A	0	0	0	5,360.00	SF	3.00	3.00	100	2000	2000	3	50	8,040						
										2	0473	VF 3 RAIL	0	0	0	360.00	LF	3.75	3.75	100	2000	2000	3	48	648						
										3	0473	VF 3 RAIL	0	0	0	552.00	LF	7.50	7.50	100	2000	2000	3	48	1,987						
																				BUILDING NOTES BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF										10,675											
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	0		OR	0.00	0.00	3.26	AC		1.00	1.00	1.00	250,000.00	250,000.00	815,000														
2	009615	C	SLOUGH-MAS	0					0.91	AC		1.00	1.00	1.00	25.00	25.00	23														
REVIEW DATE 01/17/2024 BY KBA Total Acres: 4.17 Total Land Value: 815,023 Market: 0 Agricultural: 0 Common: 815,023 PRINTED 07/30/2025 BY SYS																															