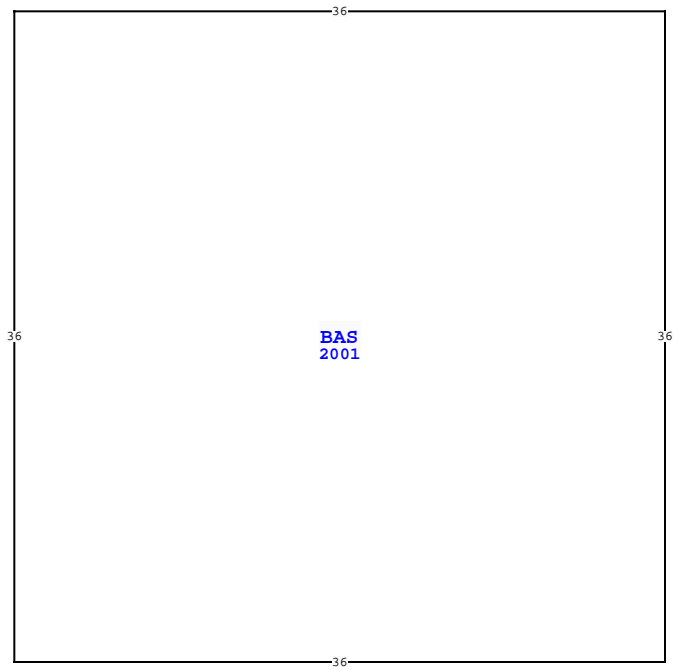


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 60	
Interior Floor	01	NONE 40	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2011.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2001
TOTALS	1,296		1,296

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	BARNs	- 100%	- 2008									Heated Area: 1296	HX Base Yr 2008



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,134,435	
TOTAL MARKET OB/XF VALUE		120,129	
TOTAL LAND VALUE - MARKET		1,947,500	
TOTAL MARKET VALUE		3,202,064	
SOH/AGL Deduction		1,778,312	
ASSESSED VALUE		1,423,752	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,373,030	
TOTAL JUST VALUE		3,202,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,962,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22639	SWIM POOL	81,200	07/01/2009
E19663	NEW CONSTR	12,000	07/01/2007
B20080	ADDITION	20,000	06/01/2007
M13034	H/AC	0	06/01/2007
P12485	NEW CONSTR	0	06/01/2007
R10474	REPAIR/RRF	1,350	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0795	7/10/2014	WD	U	I	37	340,000
GRANTOR: VAN ET TA CLARE W						
GRANTEE: DAVIS JOHN L & BETT						
0852/1689	10/19/1998	WD	Q	V		110,000
GRANTOR: GALPHIN W N JR & F W						
GRANTEE: DAVIS JOHN L & BETT						

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		7.50	7.50	100	2000	2000	3	48	2,362	
2	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2000	2000	3	48	288	
3	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2001	2001	3	52	312	
4	0473	VF 3 RAIL	0	100	0	0		7.50	7.50	100	2001	2001	3	52	1,057	
5	0810	CONCRETE A	0	100	12	8		6.50	6.50	100	2001	2001	3	79	493	
6	0300	BOAT DCK W	0	100	10	20		40.00	40.00	100	2001	2001	3	28	2,240	
7	0300	BOAT DCK W	0	100	54	4		40.00	40.00	100	2001	2001	3	28	2,419	
8	1076	TRELLIS A	0	100	12	6		7.50	7.50	100	2001	2001	3	25	135	
9	0532	STBL WD FL	0	100	18	18		57.50	57.50	100	2005	2005	3	36	6,707	
10	0322	BOAT LFT L	0	100	0	0		1,500.00	1,500.00	100	2007	2007	3	27	405	
TOTALS														16,418		

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	7.79	AC		1.00	1.00	1.00	250,000.00	250,000.00	1,947,500							

LOTS 18 & 17 &
PT OF SEC 31-3N-28E
IN OR 852/1689 & OR 1927/795

DAVIS JOHN L & BETTE M
1940 SYCAMORE LN
FERNANDINA BEACH, FL 32034

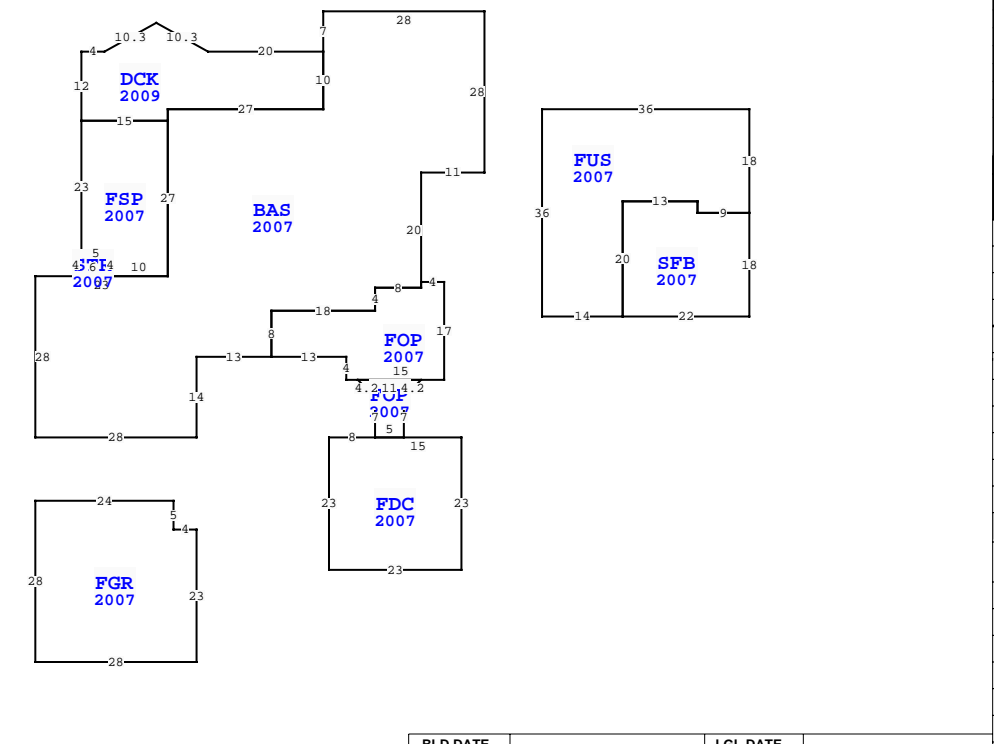
2025

00-00-30-034B-0018-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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	5,112	147.5740	233.17	1,191,965	2007	2007	0	0	0	9.43 90.57

2 SFR CUST - 100% - 2008 Heated Area: 4175 HX Base Yr 2008



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	2,963	100	2007	2,963	625,733
DCK	495	10	2009	50	10,560
FDC	529	35	2007	185	39,068
FGR	764	55	2007	420	88,696
FOP	59	30	2007	18	3,801
FOP	360	30	2007	108	22,807
FSP	385	40	2007	154	32,522
FUS	874	100	2007	874	184,574
SFB	422	80	2007	338	71,379
STR	24	10	2007	2	422
TOTALS	6,875			5,112	1,079,563

NASSAU COUNTY PROPERTY		PAGE 2 of 4	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,134,435
TOTAL MARKET OB/XF VALUE			120,129
TOTAL LAND VALUE - MARKET			1,947,500
TOTAL MARKET VALUE			3,202,064
SOH/AGL Deduction			1,778,312
ASSESSED VALUE			1,423,752
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,373,030
TOTAL JUST VALUE			3,202,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,962,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19254	CO ISSUED	0	12/27/2006
B19254	NEW CONSTR	738,000	12/27/2006
B0007774	XFOB	7,000	12/01/2000
E00-6570	CHNGE SRVC	1,500	04/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0795	7/10/2014	WD	U	I	37	340,000
GRANTOR: VAN ET TA CLARE W						
GRANTEE: DAVIS JOHN L & BETT						
0852/1689	10/19/1998	WD	Q	V		110,000
GRANTOR: GALPHIN W N JR & F W						
GRANTEE: DAVIS JOHN L & BETT						

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
11	0322	BOAT LFT L	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	27	810	
12	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	6,300	
13	0876	SAUNA BATH	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
15	0962	SKYLIGHT	0	100	0	0	3.00	UT	500.00	500.00	100	2007	2007	3	87	1,305	
16	0462	ST/AL FNC	0	100	27	3	81.00	SF	10.00	10.00	100	2007	2007	3	44	356	
17	1129	STONE 8"	0	100	0	0	460.00	SF	31.50	31.50	100	2007	2007	3	96	13,910	
18	1242	WD DECK A	0	100	14	4	56.00	SF	15.00	15.00	100	2007	2007	3	27	227	
19	1242	WD DECK A	0	100	3	4	12.00	SF	15.00	15.00	100	2007	2007	3	27	49	
20	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	27	389	
21	0855	CONC PAVER	0	100	20	24	480.00	SF	10.00	10.00	100	2007	2007	3	87	4,176	

TOTAL OB/XF												28,062												
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	CONSRV

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W28S7 DCK=[YR=2009] W20 U5 L9 D5 L9 W4S12E15N2E27N10S10W27 S2 FSP=[YR=2007] W15S23STR=[YR=2007] W1S4 E6N4W5E5S4E10N27S27W23S28E28 N14E13 FOP=[YR=2007] E13S4E2 FOP=[YR=2007] D3 R3 S7 FDC=[YR=2007] W8S23 E23N23W15E5N7 U3 R3 W11E15 N17W4S1W8S4W18S8S N8E18N4E8N20 E11N28S PTR=S17E10 FUS=[YR=2007] S36 E14 SFB=[YR=2007] E22N18W9N2W13 S20S N20E13S2E9N18W36S W10N17S PTR= W78S85 FGR=[YR=2007] S28E28N23W4N5 W24S N85E78S.	

LAND DESCRIPTION		TOTAL OB/XF 28,062																							
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	CONSRV	

LOTS 18 & 17 &
PT OF SEC 31-3N-28E
IN OR 852/1689 & OR 1927/795

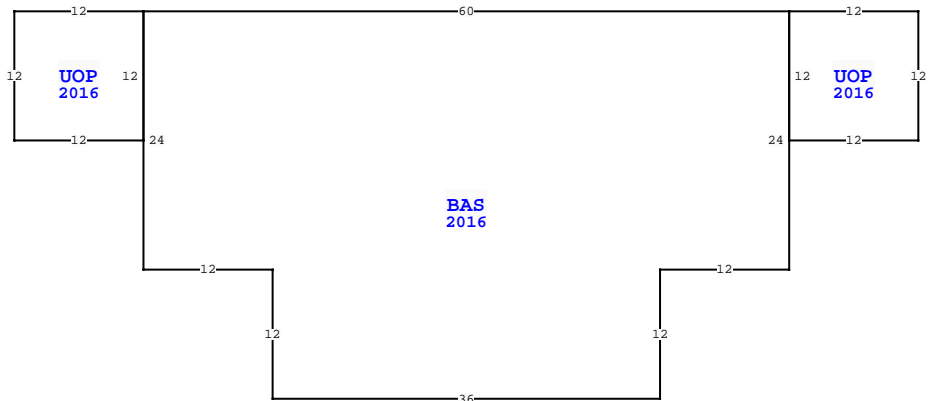
DAVIS JOHN L & BETTE M
1940 SYCAMORE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0018-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	01	NONE 90	
Interior Floor	03	CONC FINSH 10	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,872	100	2016
UOP	144	20	2016
UOP	144	20	2016
TOTALS	2,160		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8801	01	1,930	58.5354	26.34	50,836	2016	2016	0	0	16.00	84.00
3 STABLES EX - 0% - 2008 Heated Area: 1872 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 3 of 4	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	1,134,435		
TOTAL MARKET OB/XF VALUE	120,129		
TOTAL LAND VALUE - MARKET	1,947,500		
TOTAL MARKET VALUE	3,202,064		
SOH/AGL Deduction	1,778,312		
ASSESSED VALUE	1,423,752		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,373,030		
TOTAL JUST VALUE	3,202,064		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,962,265		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0795	7/10/2014	WD	U	I	37	340,000
GRANTOR: VAN ETTA CLARE W						
GRANTEE: DAVIS JOHN L & BETT						
0852/1689	10/19/1998	WD	Q	V		110,000
GRANTOR: GALPHIN W N JR & F W						
GRANTEE: DAVIS JOHN L & BETT						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
22	0810	CONCRETE A	0	100	100	1	1,100.00	SF	6.50	6.50
23	0861	POOL GUNIT	0	100	50	15	750.00	SF	85.00	85.00
24	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00
25	0871	POOL HTR R	0	100	0	0	1.00	UT	8,000.00	8,000.00
26	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00
27	0473	VF 3 RAIL	0	100	0	0	280.00	LF	7.50	7.50
28	0473	VF 3 RAIL	0	100	0	0	832.00	LF	7.50	7.50
29	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00
30	0801	ASPHALT A	0	100	321	11	3,531.00	SF	3.00	3.00
31	1241	WD DECK G	0	100	10	10	100.00	UT	11.50	11.50

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	OB/XF MKT VALUE
1940 SYCAMORE LN, FERNANDINA BEACH											
TOTAL OB/XF 61,589											

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2016] W12 BAS=[YR=2016] W60 UOP=[YR=2016] W12 S12 E12 N12\$ S24 E12 S12 E36 N12 E12 N24\$ S12 E12 N12\$.									

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

