

SINCLAIR PROPERTIES OF AMELIA ISLAND LLC
1875 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

00-00-31-1020-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 5007ASB SHNGLE 5003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10008SHT VINYL 10002WINDOW 10002CONVECTION 100Bedrooms4 100Bathrooms3 100Frame02WOOD FRAME 100Stories Units2. 2. 1000 100BUD8 Adjustme02DIST FB 100Occupancy00NONE 100Quality02Quality Level 02DOR CODE0800MULTI-FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1051.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUEAPT360100199336033,829APT360100199336033,829HXB720100199372067,659HXP45301993141,315TOTALS1,4851,454136,632EXTRA FEATURESBLDOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A00529145.00SF6.506.501001933193332018921243WD DECK F00000198.00SF10.4010.401001960196032041231242WD DECK A003721.00SF10.0010.00100196019603204241243WD DECK F001818324.00SF8.008.001001991199132051851242WD DECK A003927.00SF10.0010.001001991199132054

TOTALS1,4851,454136,632

EXTRA FEATURES

BLDOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A00529145.00SF6.506.501001933193332018921243WD DECK F00000198.00SF10.4010.401001960196032041231242WD DECK A003721.00SF10.0010.00100196019603204241243WD DECK F001818324.00SF8.008.001001991199132051851242WD DECK A003927.00SF10.0010.001001991199132054

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000120CRES OCEAN00006R-340.00266.0040.00FF1.001.001.5019,000.0028,500.001,140,000

REVIEW DATE06/05/2024BYKBA

Total Acres: 0.00Total Land Value: 1,140,000Market: 0Agricultural: 0Common: 1,140,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND2800011,45494.9620123.45179,4961933198000023.8876.12

Heated Area: 1440HX Base Yr

HXB1993HXP1993APT1993APT1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATERO5/07/2025MLU

TOTAL OB/XF1,215

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE265,989TOTAL MARKET OB/XF VALUE1,215TOTAL LAND VALUE - MARKET1,140,000TOTAL MARKET VALUE1,407,204SOH/AGL Deduction401,014ASSESSED VALUE1,006,190TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE1,006,190TOTAL JUST VALUE1,407,204NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE914,718SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE2466/06235/27/2021WDQ111011,100,000GRANTOR:MURREN MARY T ET ALGRANTEE:SINCLAIR PROPERTIES2360/05325/06/2020QCUI11100GRANTOR:MURREN RICHARD JGRANTEE:MURREN RICHARD J &BUILDING NOTESBUILDING DIMENSIONSAPT=[YR=1993] W15 APT=[YR=1993] W15 S24 E15 N24 \$ PTR= N10 HXB=[YR=1993] N24W30S24E20 HXP=[YR=1993] S5E9N5W\$ E10\$ S10\$.

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[illegible]