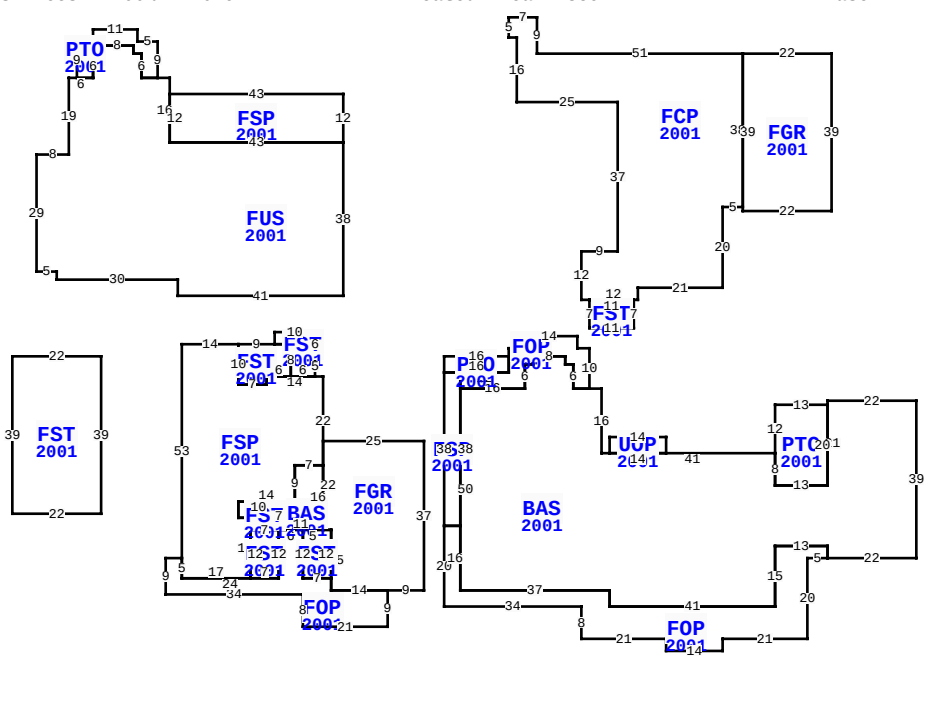


BRADBERRY MICHAEL A & JILL D
1899 SYCAMORE LN
FERNANDINA BEACH, FL 32034

00-00-30-034B-0011-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	10	ABOVE AVG 60				0500	11	11,435	192.3522	319.30	3,651,196	2001	2001	0	0	11.70	88.30	VALUATION BY				STANDARD					
Exterior Wall	23	REINF CONC 40				1 SFR CUST 100% - 2019 Heated Area: 7859 HX Base Yr 2019												Tax Group: 8				Tax Dist:					
RooF Structur	08	IRREGULAR 100																BUILDING MARKET VALUE				3,224,006					
Roof Cover	11	SLATE 100																TOTAL MARKET OB/XF VALUE				195,078					
Interior Wall	03	PLASTER 60																TOTAL LAND VALUE - MARKET				1,311,075					
Interior Wall	06	CUST PANEL 40																TOTAL MARKET VALUE				4,730,159					
Interior Floo	12	HARDWOOD 60																SOH/AGL Deduction				2,995,875					
Interior Floo	19	MARBLE 40																ASSESSED VALUE				1,734,284					
Air Condition	03	CENTRAL 100																TOTAL EXEMPTION VALUE				HX HB 51,411					
Heating Type	04	AIR DUCTED 100																BASE TAXABLE VALUE				1,682,873					
Bedrooms		6 100																TOTAL JUST VALUE				4,730,159					
Bathrooms		5.5 100																NCON VALUE				0					
Frame	04	REIN CONC 100																INCOME VALUE									
Stories	3.	3. 100																PREVIOUS YEAR MKT VALUE				4,022,127					
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	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	140	100	2001	140	39,472																						
BAS	4,517	100	2001	4,517	1,273,531																						
FCP	2,176	25	2001	544	153,376																						
FGR	858	55	2001	472	133,077																						
FGR	895	55	2001	492	138,716																						
FOP	202	30	2001	61	17,198																						
FOP	438	30	2001	131	36,934																						
FOP	853	30	2001	256	72,177																						
FSP	152	40	2001	61	17,198																						
FSP	516	40	2001	206	58,080																						
TOTALS						17,245			11,435	3,224,006																	
EXTRA FEATURES						1899 SYCAMORE LN, FERNANDINA BEACH										BLD DATE				LGL DATE		04/24/2026		MLU			
																XF DATE				LAND DATE							
																INC DATE				AG DATE							
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											
6	0920	CWALL-WD/M	0 100	0	0	1,656.00	LF	195.00	195.00	100	2001	2001	3	20	64,584												
7	1131	REINFR	8	0 100	0 0	2,345.00	SF	9.45	9.45	100	2001	2001	3	93	20,609												
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660												
9	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	5,810												
11	0409	ELEVATOR R	0 100	0	0	1.00	UT	12,240.00	12,240.00	100	2001	2001	3	100	12,240												
12	1202	WINE VLT E	0 100	0	0	1.00	UT	8,500.00	8,500.00	100	2001	2001	3	93	7,905												
17	0991	TENNIS CRT	0 100	0	0	1.00	UT	18,000.00	18,000.00	100	2001	2001	3	77	13,860												
18	0998	T-CRT LGHT	0 100	0	0	6.00	UT	4,000.00	4,000.00	100	2001	2001	3	20	4,800												
19	0421	CL FNC 3'	0 100	0	0	120.00	LF	4.00	4.00	100	2001	2001	3	48	230												
20	0427	CL FNC 10'	0 100	0	0	216.00	LF	13.51	13.51	100	2001	2001	3	48	1,401												
LAND DESCRIPTION						TOTAL OB/XF										133,099											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.60	AC		1.00	1.00	1.00	285,000.00	285,000.00	1,311,000									
2	009620	C	MARSH		100					0.75	AC		1.00	1.00	1.00	100.00	100.00	75									

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 4.60	Total Land Value: 1,311,075	Market: 0	Agricultural: 0	Common: 1,311,075	PRINTED 07/09/2026 BY SYS
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