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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 Floo	03	CONC FINSH 60
Interior Floo	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

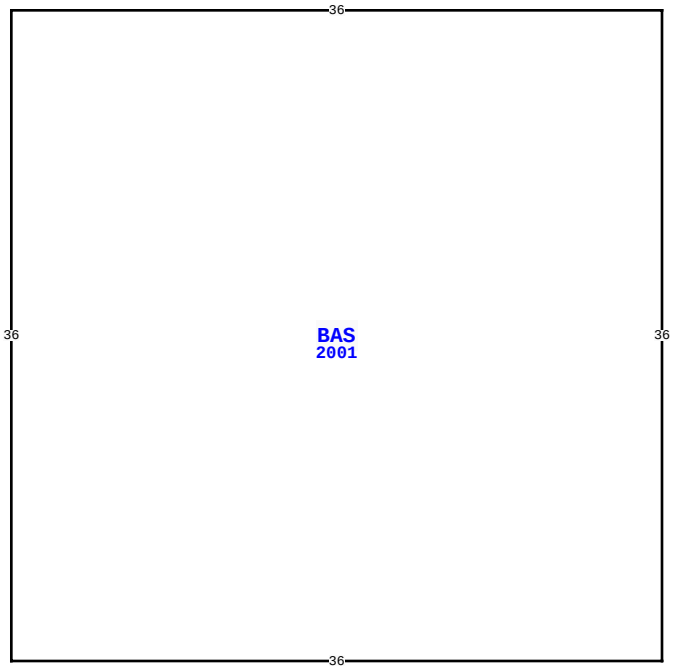
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2001	1,296	12,636
TOTALS	1,296			1,296	12,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,296	72.2400	19.50	25,272	2001	2001	0	0	0	50.00	50.00

1 BARNS 100% - 2008 Heated Area: 1296 HX Base Yr 2008



1940 SYCAMORE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,307,499
TOTAL MARKET OB/XF VALUE		70,045
TOTAL LAND VALUE - MARKET		1,852,629
TOTAL MARKET VALUE		3,230,173
SOH/AGL Deduction		1,768,169
ASSESSED VALUE		1,462,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,410,593
TOTAL JUST VALUE		3,230,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,202,064

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 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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W36 S36 E36 N36 $.

EXTRA FEATURES

LN	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	0300	BOAT DCK W	0	100	10	20	200.00	SF	40.00	40.00	100	2001	2001	3	27	2,160	
7	0300	BOAT DCK W	0	100	54	4	216.00	SF	40.00	40.00	100	2001	2001	3	27	2,333	
8	1076	TRELLIS A	0	100	12	6	72.00	SF	7.50	7.50	100	2001	2001	3	85	459	
9	0532	STBL WD FL	0	100	18	18	324.00	SF	57.50	57.50	100	2005	2005	3	32	5,962	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	24	360	
11	0322	BOAT LFT L	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	24	720	
12	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	6,230	
17	1242	WD DECK A	0	100	14	4	56.00	SF	15.00	15.00	100	2007	2007	3	24	202	
18	1242	WD DECK A	0	100	3	4	12.00	SF	15.00	15.00	100	2007	2007	3	24	43	
19	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	24	346	

TOTAL OB/XF 18,815

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	6.50	AC		1.00	1.00	1.00	285,000.00	285,000.00	1,852,500							
2	009620	C	MARSH	100					1.29	AC		1.00	1.00	1.00	100.00	100.00	129							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.50 Total Land Value: 1,852,629 Market: 0 Agricultural: 0 Common: 1,852,629 PRINTED 07/09/2026 BY SYS

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

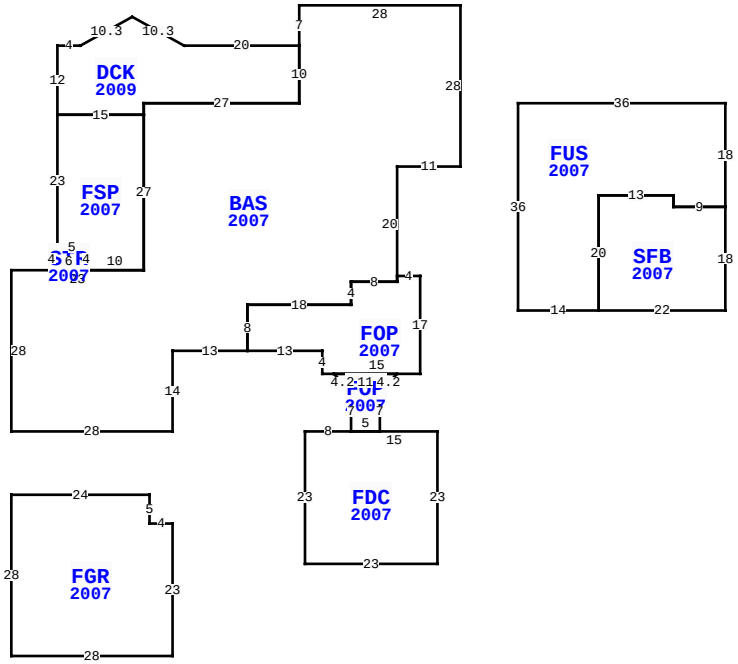
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,963	100	2007	2,963	725,289
DCK	495	10	2009	50	12,239
FDC	529	35	2007	185	45,284
FGR	764	55	2007	420	102,809
FOP	59	30	2007	18	4,406
FOP	360	30	2007	108	26,437
FSP	385	40	2007	154	37,697
FUS	874	100	2007	874	213,940
SFB	422	80	2007	338	82,736
STR	24	10	2007	2	490
TOTALS	6,875			5,112	1,251,326

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	163.8420	271.98	1,390,362	2007	2007	0	0	0	10.00	90.00

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



1940 SYCAMORE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,307,499
TOTAL MARKET OB/XF VALUE		70,045
TOTAL LAND VALUE - MARKET		1,852,629
TOTAL MARKET VALUE		3,230,173
SOH/AGL Deduction		1,768,169
ASSESSED VALUE		1,462,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,410,593
TOTAL JUST VALUE		3,230,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,202,064

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 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						

BUILDING NOTES

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
22	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2009	2009	05	85	51,000	
30	1241	WD DECK G	0	100	10	10	100.00	UT	11.50	11.50	100	1995	1995	3	20	230	

BUILDING DIMENSIONS

BAS=[YR=2007] W28S7 DCK=[YR=2009] W20 U5 L9 D5 L9 W4S12E15N2E27N10$S10W27 S2 FSP=[YR=2007] W15S23STR=[YR=2007] W1S4 E6N4W5$E5S4E10N27$S27W23S28E28 N14E13 FOP=[YR=2007] E13S4E2 FOP=[YR=2007] D3 R3 S7 FDC=[YR=2007] W8S23 E23N23W15$E5N7 U3 R3 W11$ E15 N17W4S1W8S4W18S8$ N8E18N4E8N20 E11N28$ PTR=S17E10 FUS=[YR=2007] S36 E14 SFB=[YR=2007] E22N18W9N2W13 S20$ N20E13S2E9N18W36$ W10N17$PTR= W78S85 FGR=[YR=2007] S28E28N23W4N5 W24$ N85E78$.

LAND DESCRIPTION

TOTAL OB/XF 51,230

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.50 Total Land Value: 1,852,629 Market: 0 Agricultural: 0 Common: 1,852,629 PRINTED 07/09/2026 BY SYS

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 90
Interior Floo	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		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

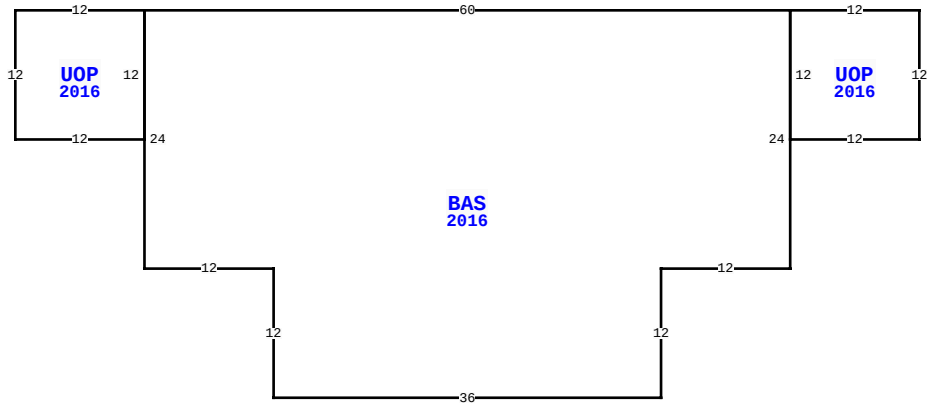
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2016	1,872	42,229
UOP	144	20	2016	29	654
UOP	144	20	2016	29	654
TOTALS	2,160			1,930	43,537

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	27.51	53,094	2016	2016	0	0	0	18.00	82.00

3 STABLES EX 0% - 2008 Heated Area: 1872 HX Base Yr 2008



1940 SYCAMORE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,307,499
TOTAL MARKET OB/XF VALUE		70,045
TOTAL LAND VALUE - MARKET		1,852,629
TOTAL MARKET VALUE		3,230,173
SOH/AGL Deduction		1,768,169
ASSESSED VALUE		1,462,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,410,593
TOTAL JUST VALUE		3,230,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,202,064

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						

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$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.50 Total Land Value: 1,852,629 Market: 0 Agricultural: 0 Common: 1,852,629 PRINTED 07/09/2026 BY SYS