BLOCK 8A S50 FT OF LOT 6
IN OR 2421/569
INTERLACHEN-BY-THE-SEA-REPLAT

EVANS JOHN R TRUST/EVANS JOHN R TRUSTEE
1935 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-008A-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

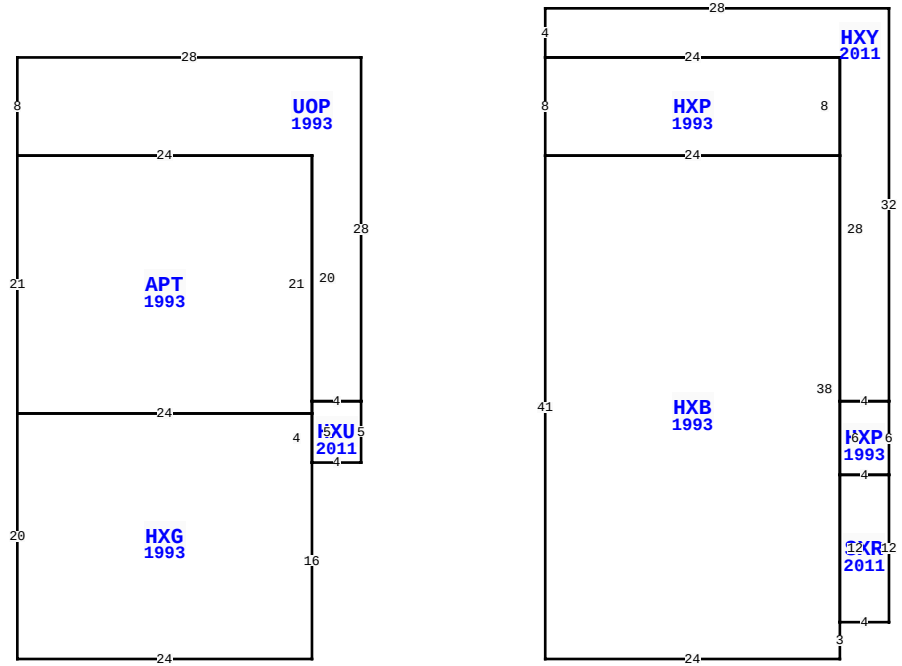
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	504	100	1993	504	68,483
HXB	984	100	1993	984	133,705
HXG	480	55	1993	264	35,872
HXP	24	30	1993	7	951
HXP	192	30	1993	58	7,881
HXU	20	55	2011	11	1,495
HXY	224	15	2011	34	4,620
SXR	48	10	2011	5	679
UOP	304	20	1993	61	8,289
TOTALS	2,780			1,928	261,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,928	116.0320	161.28	310,948	1976	1990	0	0	0	15.75	84.25

1 DUPLEX 0% - 0 Heated Area: 1488 HX Base Yr



1734 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	261,974
TOTAL MARKET OB/XF VALUE	3,597
TOTAL LAND VALUE - MARKET	1,312,500
TOTAL MARKET VALUE	1,578,071
SOH/AGL Deduction	492,152
ASSESSED VALUE	1,085,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,085,919
TOTAL JUST VALUE	1,578,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,440,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120649	H/AC	4,900	04/16/2012
20111909	REMODEL	14,000	10/21/2011
20111891	DEMOLITION	4,800	10/20/2011
20110340	REMODEL	14,088	03/09/2011
20002216	REPAIR/RRF	990	02/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0569	12/30/2020	PR	U	I	19	850,000
GRANTOR: SASSER JEANINE B PR F						
GRANTEE: EVANS JOHN R TRUST						
0219/0541	6/14/1976	WD	Q	V		5,000
GRANTOR: DEAUVILLE DEVELOPMENT						
GRANTEE: BEARD H D JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W28 S8 APT=[YR=1993] S21 HXG=[YR=1993] S20 E24 N16 HXU=[YR=2011] E4 N5W4S5$ N4W24$ E24N21W24$ E24 S20E4N28$ PTR=E15N4 HXY=[YR=2011] S4 HXP=[YR=1993] S8 HXB=[YR=1993] S41 E24 N3 SXR=[YR=2011] E4N12 HXP=[YR=1993] N6W4S6E4 $ W4S12$ N38W24$ E24N8W24$ E24 S28E4N32W28$ S4W15$.

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
1	0820	WOOD WALK	0	0	0	0	316.00	SF	11.75	11.75	100	2011	2011	3	40	1,485	
2	0416	DUNEWALKS	0	0	88	4	352.00	SF	15.00	15.00	100	2011	2011	3	40	2,112	

LAND DESCRIPTION

TOTAL OB/XF 3,597

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	000120	C	RES OCEAN	0	0006	R-1	50.00	211.00	50.00	FF		1.00	1.00	1.25	21,000.00	26,250.00	1,312,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,312,500 Market: 0 Agricultural: 0 Common: 1,312,500 PRINTED 07/09/2026 BY SYS