

LOT 3
IN OR 2179/1737
CASTRO COURT PBK 6/285

HARTMAN ROBERT & MICHELE
4937 CASTRO COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0225-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,605	100	2,605
FGR	714	55	393
FOP	196	30	59
FOP	318	30	95
FUS	310	100	310
TOTALS	4,143		3,462
			321,562

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,462	111.8628	100.96	349,524	2005	2005	0	0	8.00	92.00

1 SINGLE FAM - 100% - 2019 Heated Area: 2915 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			321,562
TOTAL MARKET OB/XF VALUE			14,313
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			585,875
SOH/AGL Deduction			227,351
ASSESSED VALUE			358,524
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			308,524
TOTAL JUST VALUE			585,875
NCON VALUE			7,488
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			522,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016173	ADDITION	7,000	11/19/2021
E14656	ELEC OTHER	2,000	03/01/2005
M09312	MECH OTHER	0	02/01/2005
P0408851	OTHER	0	12/01/2004
B0414300	NEW CONSTR	218,082	12/01/2004
R047049	REPAIR/RRF	2,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1737	1/18/2018	SW	U	I	12	368,600
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: HARTMAN ROBERT & MI						
2127/0790	6/19/2017	CT	U	I	18	325,600
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

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	0812	CONCRETE C	0	100	0	1,602.00	SF	4.00	4.00	100	2005	2005	3	87	5,575	
2	0810	CONCRETE A	0	100	0	221.00	SF	6.50	6.50	100	2005	2005	3	87	1,250	
3	0911	SCRN RM A	0	100	24	312.00	SF	17.50	17.50	100	2022	2022	3	100	5,460	
4	0810	CONCRETE A	0	100	24	312.00	SF	6.50	6.50	100	2022	2022	3	100	2,028	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W21 FOP=[YR=2005] W24 S16 E13 N6 E11 N10\$ S10 W11 S6 W13 N16 W19 S59 E13 N3 FOP=[YR=2005] E30 FGR=[YR=2005] S10 E21 N34 W21 S24\$ N6 W11 N2 W8 S2 W11 S6\$ N6 E11 N2 E8 S2 E11 N18 E21 N32\$ PTR= E15 FUS=[YR=2005] E13 S10 E4 S6 W4 S6 W13 N22\$ W15\$.									

REVIEW DATE 11/21/2022 BY DJ																								
Total Acres: 0.00					Total Land Value: 250,000					Market: 0					Agricultural: 0					Common: 250,000				