LOT 1
4999 PARKWAY PB 5/228

**DEMILLE SUSIE E**
1796 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034-5609

**2023**

**00-00-30-4999-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

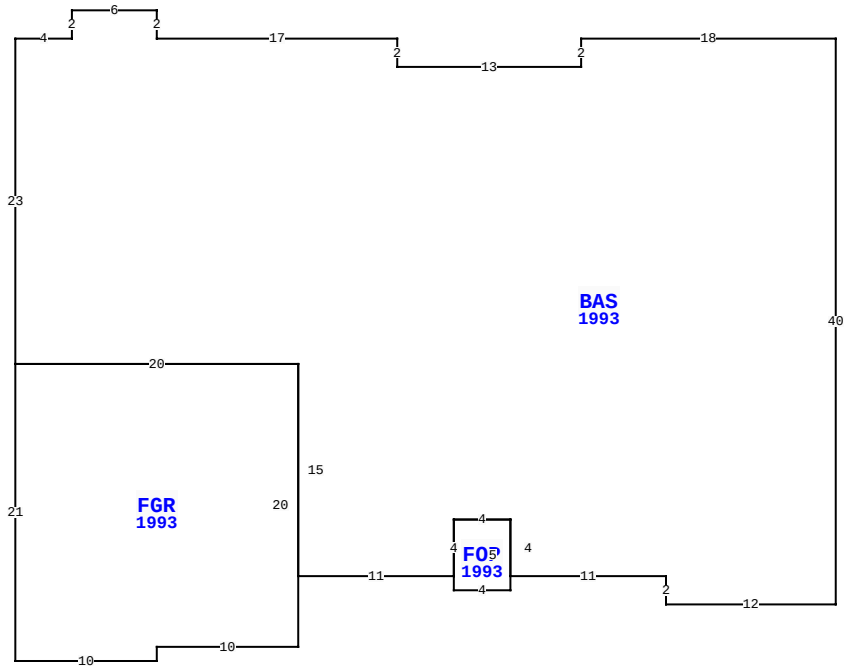
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3033.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,898 | 100 | 1,898 | 278,810 |
| FGR | 410 | 55 | 226 | 33,198 |
| FOP | 20 | 30 | 6 | 881 |
| TOTALS | 2,328 | | 2,130 | 312,891 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,130 | 121.2750 | 172.82 | 368,107 | 1992 | 1992 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SFR CUST – 100% - 2021 Heated Area: 1898 HX Base Yr 2021




1796 HAMMOCK DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 312,891 |
| TOTAL MARKET OB/XF VALUE | | 7,654 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 570,545 |
| SOH/AGL Deduction | | 86,414 |
| ASSESSED VALUE | | 484,131 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 434,131 |
| TOTAL JUST VALUE | | 570,545 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 509,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7993 | NEW CONSTR | 74,172 | 04/10/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2394/0370 | 4/09/2020 | QC | U | I | 11 | 100 |
| GRANTOR: DEMILLE JOSEPH M SR | | | | | | |
| GRANTEE: DEMILLE SUSIE E | | | | | | |
| 1110/0516 | 1/29/2003 | WD | Q | I | | 237,500 |
| GRANTOR: RUSHING WILLIAM D & H | | | | | | |
| GRANTEE: DEMILLE JOSEPH M | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W18 S2 W13 N2 W17 N2 W6 S2 W4 S23 FGR=[YR=1993] S21 E10 N1 E10 N20 W20 $ E20 S15 E11 FOP=[YR=1993] S1 E4 N5 W4 S4 $ N4 E4 S4 E11 S2 E12 N40 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 74 | 2,590 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,393.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 66 | 3,678 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 54.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 108 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 496.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 992 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 143.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 286 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,654

| 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 | 000100 | C | SFR | 100 | | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 01/24/2017 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS