LOT 4
IN OR 2226/1780
4999 PARKWAY PB 5/228

TURNER STEVE & LINDSAY
1790 HAMMOCK DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0004-0000

BUILDING CHARACTERISTICS

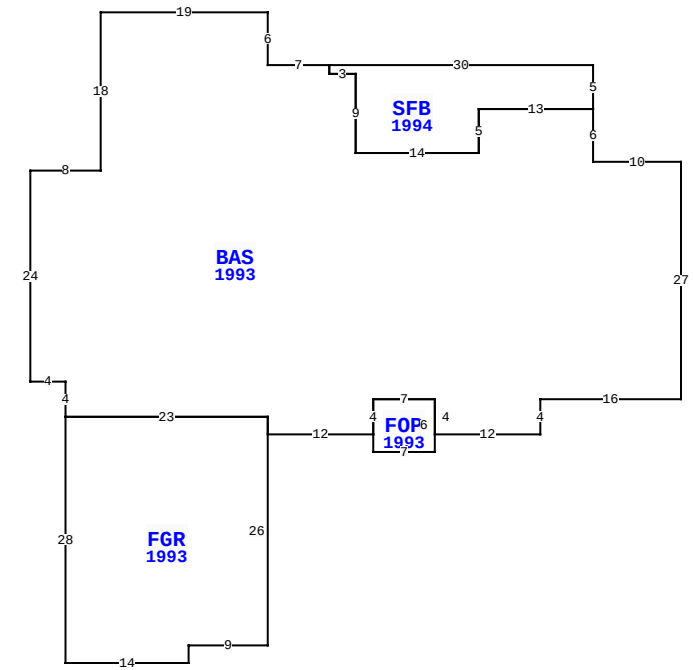
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	2,646	100	2,646	368,132
FGR	626	55	344	47,860
FOP	42	30	13	1,809
SFB	208	80	166	23,095
TOTALS	3,522		3,169	440,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,169	114.8620	163.68	518,702	1992	1992	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2020 Heated Area: 2812 HX Base Yr 2020



1790 HAMMOCK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		440,897
TOTAL MARKET OB/XF VALUE		7,380
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		698,277
SOH/AGL Deduction		246,532
ASSESSED VALUE		451,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,745
TOTAL JUST VALUE		698,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7658	NEW CONSTR	117,487	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2226/1780	9/15/2018	PR	U	I	19	440,000
GRANTOR: ELIZABETH L BOULENGER						
GRANTEE: TURNER STEVE & LIND						
2226/1779	9/25/2018	QC	U	I	11	100
GRANTOR: C CURTIS MELTZER LIVI						
GRANTEE: TURNER STEVE & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10N6SFB=[YR=1994] N5 W30 S1 E3 S9 E14 N5 E13 $ W13 S5 W14 N9 W3 N1 W7 N6 W19 S18 W8 S24 E4 S4 FGR=[YR=1993] S28 E14 N2 E9 N26 W23 $ E23 S2 E12 FOP=[YR=1993] S2 E7 N6 W7 S4 $ N4 E7 S4 E12 N4 E16 N27 $.

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	1,356.00	SF	4.00	4.00	100	1992	1992	3	66	3,580	
3	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2000	2000	3	80	1,210	

LAND DESCRIPTION

TOTAL OB/XF 7,380

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 DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS