LOT 6
4999 PARKWAY PB5/228

KEYSER MEDRA L L/E/
1786 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0006-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

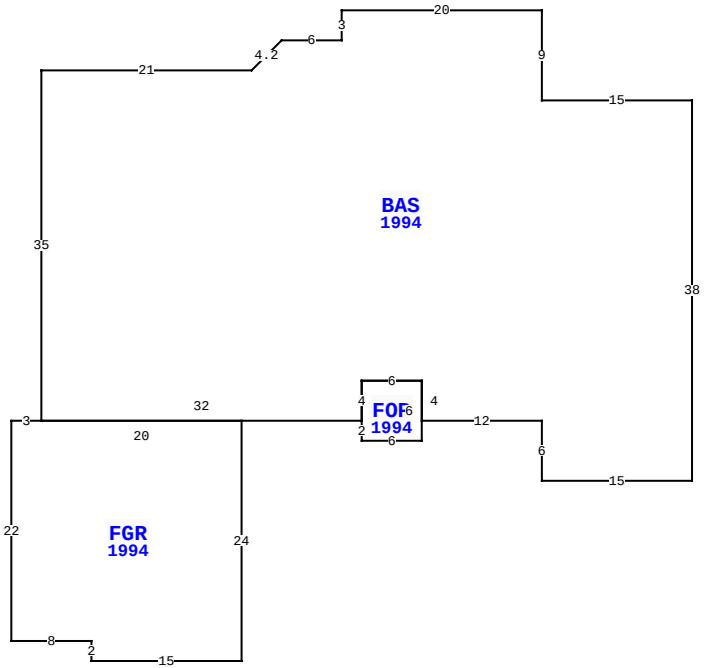
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,439	100	2,439	353,205
FGR	536	55	295	42,721
FOP	36	30	11	1,593
TOTALS	3,011		2,745	397,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,745	118.1664	168.39	462,231	1994	1994	0	0	0	14.00	86.00

1 SFR CUST – 100% - 0 Heated Area: 2439 HX Base Yr



1786 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		397,519
TOTAL MARKET OB/XF VALUE		9,152
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		656,671
SOH/AGL Deduction		421,510
ASSESSED VALUE		235,161
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		180,161
TOTAL JUST VALUE		656,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00791	NEW CONSTR	100,518	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/559	4/19/2023	QC	U	I	11	100
GRANTOR: KEYSER MEDRA L						
GRANTEE: ARNOLD LAURA W						
1779/0988	2/02/2012	QC	U	I	11	100
GRANTOR: KEYSER MEDRA L						
GRANTEE: KEYSER MEDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 N9 W20 S3 W6 D3 L3 W21 S35 FGR=[YR=1994] W3 S22 E8 S2 E15 N24 W20$ E32 FOP=[YR=1994] S2 E6 N6 W6 S4$ N4 E6 S4 E12 S6 E15 N38$.

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	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,625.00	SF	4.00	4.00	100	1994	1994	3	70	4,550	
3	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	1994	1994	3	70	246	
4	0810	CONCRETE A	0	100	0	0	365.00	SF	6.50	6.50	100	1994	1994	3	70	1,661	

LAND DESCRIPTION

TOTAL OB/XF 9,152

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