

LOT 10
IN OR 694 PG 606
4999 PARKWAY PB 5/228

POND GARY E & NANCY L
1778 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0010-0000



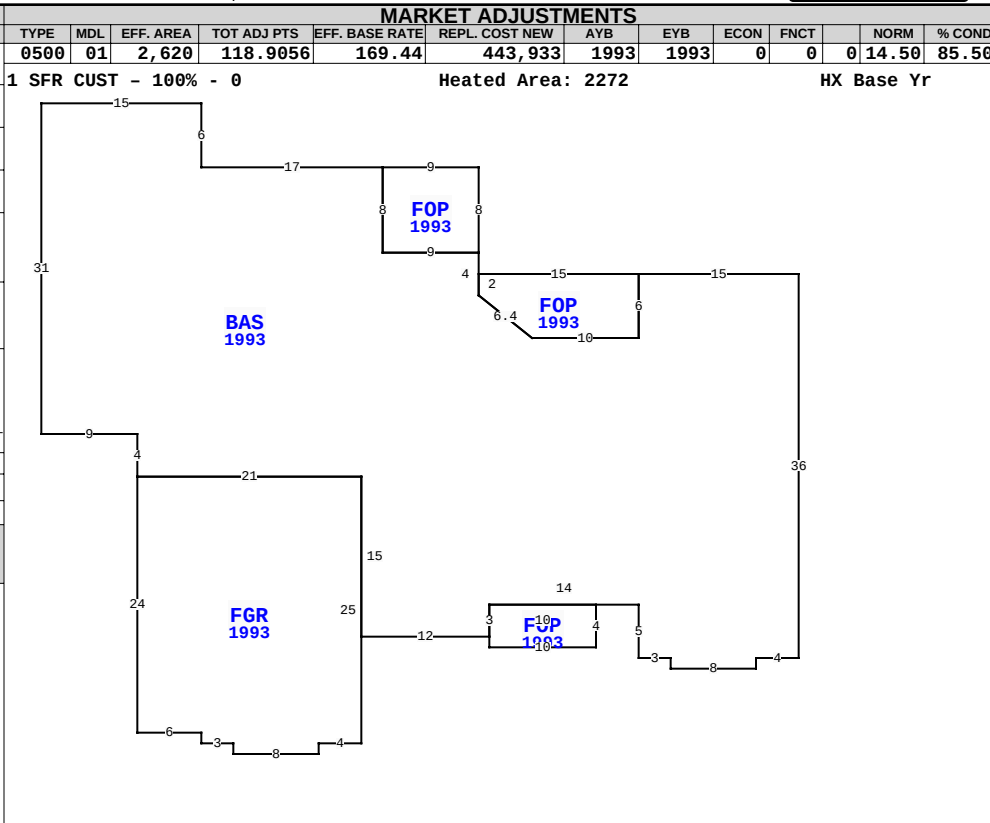
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	2,272	100	2,272	329,148
FGR	527	55	290	42,013
FOP	40	30	12	1,738
FOP	72	30	22	3,187
FOP	80	30	24	3,477

TOTALS	2,991	2,620	379,563
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812
3	0810
4	0861
5	0845
6	0877
7	0810
8	0845
9	0910



1778 HAMMOCK DR, FERNANDINA BEACH

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

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	LAND USE DESCRIPTION
1	000100	C	SFR

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			379,563
TOTAL MARKET OB/XF VALUE			43,407
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			672,970
SOH/AGL Deduction			415,046
ASSESSED VALUE			257,924
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,924
TOTAL JUST VALUE			672,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			594,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19531	ADDITION	11,000	02/01/2007
B19333	SWIM POOL	40,367	01/01/2007
00460	NEW CONSTR	101,178	08/01/1993

SALES DATA	
OFF RECORD Number	DATE
0694/0606	12/14/1993
GRANTOR: ALMAND DAVIS BUILDERS	
GRANTEE: POND GARY & NANCY	
0687/1091	8/31/1993
GRANTOR: TAYLOR JOSEPH TRSTEE	
GRANTEE: ALMAND-DAVIS BULDRS	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W15 FOP=[YR=1993] W15 S2 D4 R5 E10 N6\$ S6 W10 L5 U4 N4 FOP=[YR=1993] N8 W9 S8 E9\$ W9 N8 W17 N6 W15 S31 E9 S4 FGR=[YR=1993] S24 E6 S1 E3 S1 E8 N1 E4 N25 W21\$ E21 S15 E12 FOP=[YR=1993] S1 E10 N4 W10 S3\$ N3 E14 S5 E3 S1 E8 N1 E4 N36\$.	