

LOT 11
4999 PARKWAY PB 5/228

VRTIS JOSEPH M & LORI
1776 HAMMOCK DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 100	0500	01	2,854	119.5304	170.33	486,122	1993	1993	0	0	14.50	85.50	VALUATION SUMMARY											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2016												Heated Area: 2399											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2016											
Interior Wall	05	DRYWALL 80																								
Interior Wall	08	DECORATIVE 20																								
Interior Floo	14	CARPET 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	4	100																								
Bathrooms	3	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	2,399	100	2,399	349,372																						
FGR	518	55	285	41,505																						
FOP	42	30	13	1,893																						
FSP	392	40	157	22,864																						
TOTALS	3,351		2,854	415,634																						
EXTRA FEATURES					1776 HAMMOCK DR, FERNANDINA BEACH																					
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660										
2	0812	CONCRETE C	0	100	0	0	1,384.00	SF	4.00	4.00	100	1993	1993	3	68	3,764										
3	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50	100	1993	1993	3	68	897										
4	0861	POOL GUNIT	0	100	0	0	530.00	SF	85.00	85.00	100	1996	1996	3	20	9,010										
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200										
6	0845	KOOL DECK	0	100	0	0	692.00	SF	7.25	7.25	100	1996	1996	3	73	3,662										
7	0911	SCRN RM A	0	100	0	0	1,584.00	SF	17.50	17.50	100	2016	2016	3	78	21,622										
8	0855	CONC PAVER	0	100	8	9	72.00	SF	10.00	10.00	100	2016	2016	3	97	698										
TOTAL OB/XF 42,513																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE									
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 07/19/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																										

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/76	4/13/2023	WD	Q	I	01	1,195,000

GRANTOR: COMISKY JAMES L & ANI
GRANTEE: VRTIS JOSEPH M & LO
1960/0836 1/30/2015 WD Q I 01 494,000
GRANTOR: PRESSLEY G WAYNE & DA
GRANTEE: COMISKY JAMES L & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N6 W9 FSP=[YR=1993] N10 W25 S12 E2 S4 E23 N6 \$ S6 W23 N4 W2 N3 W9 S3 W2 S4 W14 S21 W3 S16 FGR=[YR=1993] S22 E11 S2 E10 N30 W6 S6 W15 \$ E15 N6 E6 S5 E12 FOP=[YR=1993] S1 E7 N6 W7 S5 \$ N5 E7 S5 E12 S3 E13 N39 \$.