LOT 12 IN OR 1767/801
4999 PARKWAY PB5/228

FOSTER WILLIAM H & MARILYN S
1774 HAMMOCK DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0012-0000

BUILDING CHARACTERISTICS

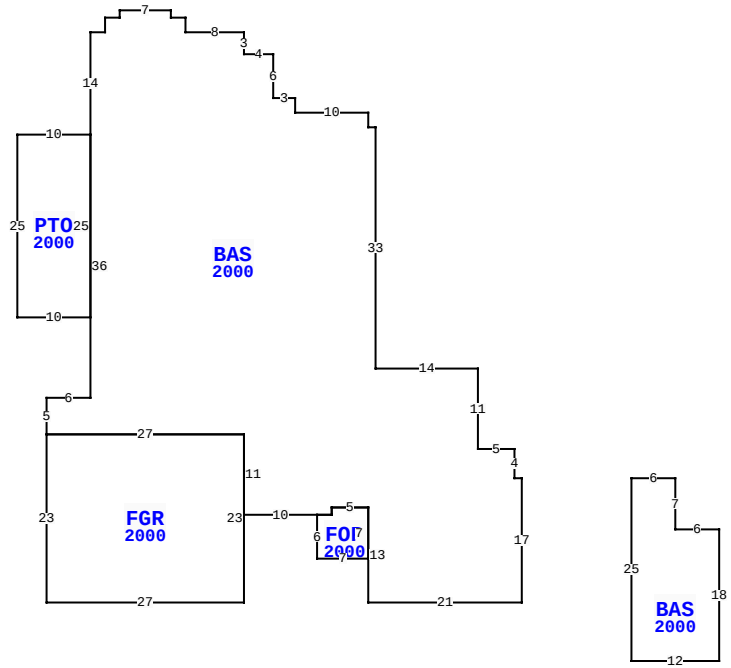
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	258	100	258	38,743
BAS	2,817	100	2,817	423,028
FGR	621	55	342	51,358
FOP	47	30	14	2,102
PTO	250	5	12	1,802
TOTALS	3,993		3,443	517,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,443	118.4040	168.73	580,937	2000	2000	0	0	0	11.00	89.00

1 SFR CUST - 100% - 2012 Heated Area: 3075 HX Base Yr 2012



1774 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		517,034
TOTAL MARKET OB/XF VALUE		24,835
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		791,869
SOH/AGL Deduction		332,677
ASSESSED VALUE		459,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		409,192
TOTAL JUST VALUE		791,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20686	SCRN ENCL	4,000	10/01/2006
B0310789	REMODEL	30,000	01/01/2003
B9906158	NEW CONSTR	235,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0801	11/28/2011	WD	Q	I	02	440,000
GRANTOR: SCOTT ERIS W JR & RAE						
GRANTEE: FOSTER WILLIAM H &						
1074/1354	8/14/2002	QC	U	I	01	100
GRANTOR: SCOTT ERIS W JR & RAE						
GRANTEE: SCOTT ERIS W JR & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W1 N4 W5 N11 W14 N33 W1 N2 W10 N2 W3 N6 W4 N3 W8 N2 W2 N1 W7 S1 W2 S2 W2 S14 PTO=[YR=2000] W10 S25 E10 N25 $ S36 W6 S5 FGR=[YR=2000] S23 E27 N23 W27 $ E27 S11 E10 FOP=[YR=2000] S6 E7 N7 W5 S1 W2 $ E2 N1 E5 S13 E21 N17 $ PTR=E15 BAS=[YR=2000] E6 S7 E6 S18 W12 N25 $ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00	4.00	100	2000	2000	3	80	3,610	
3	0810	CONCRETE A	0	100	0	0	285.00	SF	6.50	6.50	100	2000	2000	3	80	1,482	
4	0961	H-SHUTTERS	0	100	0	0	3.00	UT	400.00	400.00	100	2004	2004	3	96	1,152	
5	0961	H-SHUTTERS	0	100	0	0	3.00	UT	600.00	600.00	100	2004	2004	3	96	1,728	
6	0961	H-SHUTTERS	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	96	1,920	
7	0961	H-SHUTTERS	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	96	2,304	
8	0961	H-SHUTTERS	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2004	2004	3	96	2,304	
9	0961	H-SHUTTERS	0	100	0	0	2.00	UT	1,600.00	1,600.00	100	2004	2004	3	96	3,072	
10	0961	H-SHUTTERS	0	100	0	0	1.00	UT	200.00	200.00	100	2004	2004	3	96	192	

TOTAL OB/XF 19,464

LAND DESCRIPTION

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

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TOTALS				

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BUILDING DIMENSIONS

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
11	0961	H-SHUTTERS	0	100	0	0	5.00	UT	800.00	800.00	100	2004	2004	3	96	3,840	
12	0911	SCRN RM A	0	100	25	10	250.00	SF	17.50	17.50	100	2007	2007	3	35	1,531	

TOTAL OB/XF 5,371

LAND DESCRIPTION

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

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