

LOT 14
IN OR 689 PG 958
4999 PARKWAY PB 5/228

DUNTON GALEN W & KYM SEAVEY
1770 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
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
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NEIGHBORHOOD/LOC	3033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	36,696
BAS	2,432	100	2,432	338,049
FGR	612	55	337	46,844
FOP	48	30	14	1,946
FOP	197	30	59	8,201
FST	15	55	8	1,112
PTO	36	5	2	278

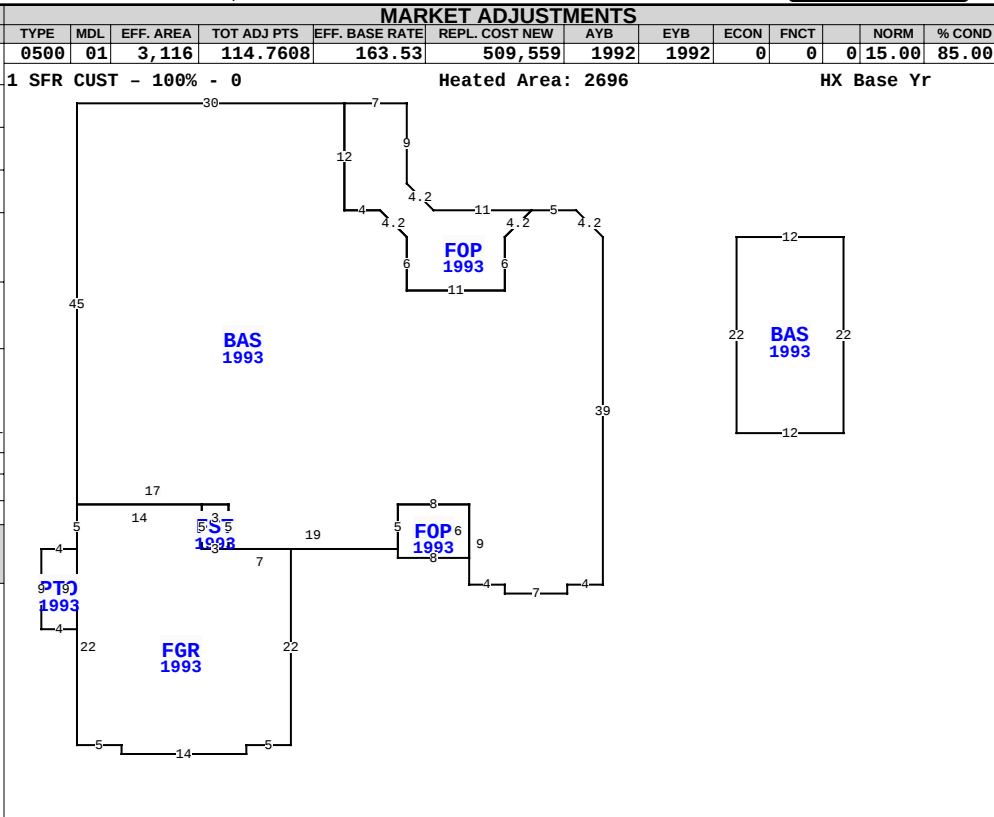
TOTALS	3,604		3,116	433,125
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	1992	1992	3	66	3,873	
3	0861	POOL GUNIT	0	100	0	0	276.00	SF	85.00	85.00	100	2007	2007	3	52	12,199	
4	0910	SCRN RM L	0	100	0	0	862.00	SF	15.00	15.00	100	2007	2007	3	35	4,526	
5	0855	CONC PAVER	0	100	0	0	803.00	SF	10.00	10.00	100	2007	2007	3	89	7,147	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
7	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2007	2007	3	89	463	

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	01/24/2017	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1770 HAMMOCK DR, FERNANDINA BEACH

TOTAL OB/XF																	
28,558																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		433,125
TOTAL MARKET OB/XF VALUE		28,558
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		711,683
SOH/AGL Deduction		452,402
ASSESSED VALUE		259,281
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		204,281
TOTAL JUST VALUE		711,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19278	SWIM POOL	28,500	01/01/2007
04209	H/AC	3,000	05/27/1992
8200	NEW CONSTR	4,000	05/27/1992
4762	NEW CONSTR	3,000	05/26/1992
8100	NEW CONSTR	111,209	05/19/1992

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
0689/0958	10/01/1993	WD Q	I
GRANTOR: POSEY RICHARD & P W			
GRANTEE: DUNTON GALEN & KIM			
0666/0206	9/03/1992	WD U	I
GRANTOR: ROWAN DEVELOPMENT			
GRANTEE: POSEY RICHARD & P			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] L3 U3 W5 FOP=[YR=1993] W11 U3 L3 N9 W7 S12 E4 D3 R3 S6 E11 N6 R3 U3 \$ D3 L3 S6 W11 N6 L3 U3 W4 N12 W30 S45 FGR=[YR=1993] S5 PTO=[YR=1993] W4 S9 E4 N9 \$ S22 E5 S1 E14 N1 E5 N22 W7 FST=[YR=1993] N5 W3 S5 E3 \$ W3 N5 W14 \$ E17 S5 E19 FOP=[YR=1993] S1 E8 N6 W8 S5 \$ N5 E8 S9 E4 S1 E7 N1 E4 N39 \$ PTR=E15 BAS=[YR=1993] E12 S22 W12 N22\$ W15\$.			