

LOT 17  
4999 PARKWAY PB5/228

ROBSON SUSAN C REV LVG TRUST/ROBSON SUSAN C TRUSTE  
1779 HAMMOCK DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0017-0000



| 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 8     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                                | 16               | WD FR STUC 100 | 0500                              | 01                   | 2,446              | 120.7360    | 172.05         | 420,834        | 2004        | 2004           | 0         | 0        | 0           | 9.00    | 91.00      | VALUATION SUMMARY |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SFR CUST - 100% - 2023          |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | Heated Area: 2093      |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | HX Base Yr 2023        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 60    |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 40      |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                     |                  | 3 100          |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                    |                  | 2 100          |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Stories                                                                                                                                      |                  | 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                                                                                                                                          | 2,093            | 100            | 2,093                             | 327,692              |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                          | 506              | 55             | 278                               | 43,525               |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                          | 50               | 30             | 15                                | 2,349                |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FSP                                                                                                                                          | 144              | 40             | 58                                | 9,081                |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| PTO                                                                                                                                          | 49               | 5              | 2                                 | 313                  |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 2,842                             | 2,446                | 382,959            |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 1779 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       | 2004     | 2004        | 3       | 89         | 3,115             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                            | 0812             | CONCRETE C     | 0                                 | 100                  | 0                  | 0           | 1,501.00       | SF             | 4.00        | 4.00           | 100       | 2004     | 2004        | 3       | 86         | 5,163             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                            | 0810             | CONCRETE A     | 0                                 | 100                  | 0                  | 0           | 22.00          | SF             | 6.50        | 6.50           | 100       | 2004     | 2004        | 3       | 86         | 123               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                            | 1126             | CB/STC 8"      | 0                                 | 100                  | 0                  | 0           | 39.00          | SF             | 8.00        | 8.00           | 100       | 2004     | 2004        | 3       | 86         | 268               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                            | 0825             | BRICK          | 0                                 | 100                  | 0                  | 0           | 198.00         | SF             | 8.75        | 8.75           | 100       | 2005     | 2005        | 3       | 96         | 1,663             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTAL OB/XF 10,332                                                                                                                           |                  |                |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF 10,332                |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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             | 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 01/02/2018 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS |                  |                |                                   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |