

LOT 20
IN OR 678 PG 1615
4999 PARKWAY PB 5/228

SCHWEC VALDEMAR & ALEXANDRIA B
1785 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0020-0000



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	2,483	123.7632	176.36	437,902	1989	1989	0	0	16.50	83.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 0													Heated Area: 2194													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 60																											
Interior Floo	11	CLAY TILE 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.	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	2,194	100	2,194	323,090																									
FGR	516	55	284	41,822																									
FOP	18	30	5	736																									
TOTALS			2,728	2,483	365,648																								
EXTRA FEATURES			1785 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	1989	1989	3	68	2,380														
2	0811	CONCRETE B	0 100	0	0	560.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,733														
3	0855	CONC PAVER	0 100	0	0	996.00	SF	7.00	7.00	100	2012	2012	3	94	6,554														
4	0855	CONC PAVER	0 100	0	0	240.00	SF	7.00	7.00	100	2012	2012	3	94	1,579														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 04/13/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													