LOT 21
IN OR 1724/1571
4999 PARKWAY PB 5/228

COLEY DANIEL S & HELENE
1786 HAMMOCK CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0021-0000

BUILDING CHARACTERISTICS

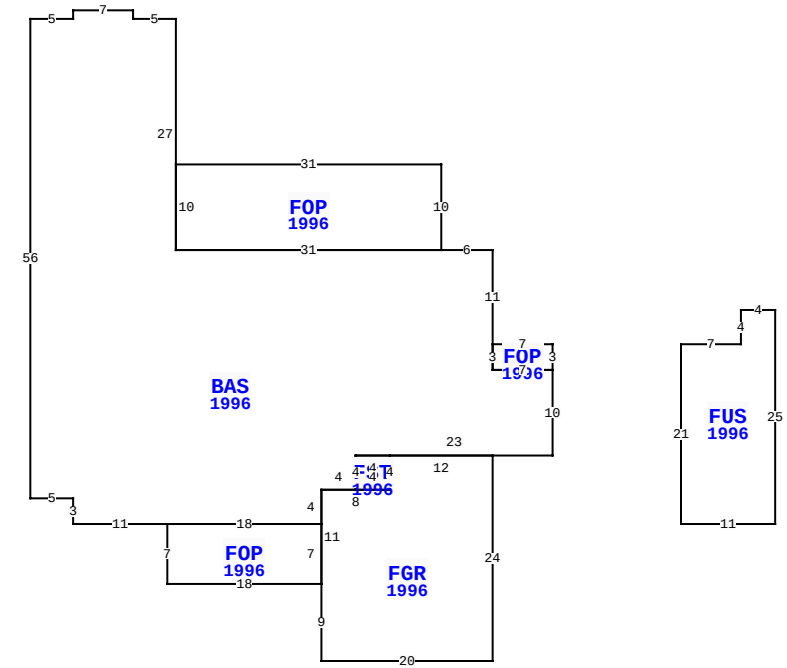
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,105	100	2,105	309,048
FGR	448	55	246	36,117
FOP	21	30	6	881
FOP	126	30	38	5,579
FOP	310	30	93	13,654
FST	16	55	9	1,321
FUS	247	100	247	36,264
TOTALS	3,273		2,744	402,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,744	117.7440	167.79	460,416	1996	1996	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2019 Heated Area: 2352 HX Base Yr 2019



1786 HAMMOCK CT, 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		402,864
TOTAL MARKET OB/XF VALUE		8,443
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		661,307
SOH/AGL Deduction		180,775
ASSESSED VALUE		480,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,532
TOTAL JUST VALUE		661,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603312	NEW CONSTR	94,020	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1724/1571	2/14/2011	WD	U	I	35	359,000
GRANTOR: SCIACCA JOHN M & PAME						
GRANTEE: COLEY DANIEL S & HE						
0757/1464	4/23/1996	WD	Q	V		41,900
GRANTOR: BOSWELL MARY HOLT						
GRANTEE: SCIACCA JOHN & PAME						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W7 BAS=[YR=1996] N11 W6 FOP=[YR=1996] N10 W31 S10 E31 $ W31 N27 W5 N1 W7 S1 W5 S56 E5 S3 E11 FOP=[YR=1996] S7 E18 FGR=[YR=1996] S9 E20 N24 W12 FST=[YR=1996] W4 S4 E4 N4 $ S4 W8 S11 $ N7 W18 $ E18 N4 E4 N4E23 N10 W7 N3 $ S3 E7 N3 $ PTR= E15 FUS=[YR=1996] E7 N4 E4 S25 W11 N21 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,810.00	SF	4.00	4.00	100	1996	1996	3	73	5,285	
3	1242	WD DECK A	0	100	0	0	179.00	SF	10.00	10.00	100	1996	1996	3	20	358	

LAND DESCRIPTION

TOTAL OB/XF 8,443

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 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