

LOT 23
4999 PARKWAY PB 5/228

COLLINS CLIFFORD ALEX & MARY WILLS
1791 HAMMOCK CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0023-0000



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	2,737	122.3904	174.41	477,360	1998	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 2300														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		3 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	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	1,908	100	1,908	309,480																										
FGR	698	55	384	62,285																										
FOP	53	30	16	2,596																										
FOP	120	30	36	5,839																										
FUS	392	100	392	63,583																										
PTO	14	5	1	162																										
TOTALS			3,185		2,737	443,945																								
EXTRA FEATURES																		1791 HAMMOCK CT, 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	1998	1998	3	83	2,905														
2	0810	CONCRETE A	0	100	0	0	1,740.00	SF	6.50	6.50	100	1998	1998	3	77	8,709														
3	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1998	1998	3	77	916														
4	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	1998	1998	3	77	661														
5	0911	SCRN RM A	0	100	25	15	375.00	SF	17.50	17.50	100	2012	2012	3	60	3,938														
6	0855	CONC PAVER	0	100	0	0	205.00	SF	10.00	10.00	100	2012	2012	3	94	1,927														
7	0861	POOL GUNIT	0	100	0	0	170.00	SF	85.00	85.00	100	2012	2012	3	71	10,260														
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	60	1,200														
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	60	600														
TOTAL OB/XF 31,116																														
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 DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																														

VALUATION SUMMARY

Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE		443,945
TOTAL MARKET OB/XF VALUE		31,116
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		725,061
SOH/AGL Deduction		232,989
ASSESSED VALUE		492,072
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		442,072
TOTAL JUST VALUE		725,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,179

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1118	6/08/2023	WD	Q	I	01	1,050,000

GRANTOR: MICHEL FREDERICK J &
GRANTEE: COLLINS CLIFFORD AL
2204/0736 6/18/2018 WD Q I 02 565,000
GRANTOR: MCCULLEN RICHARD J &
GRANTEE: MICHEL FREDERICK J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 FOP=[YR=1999] W20S6E20N6 \$ S6 W20 N6 W27 S30 FGR=[YR=1998] W16 S14 W1 S6 E37 N13 W4 N7 W16 \$ E16 S7 E15 FOP=[YR=1998] S3 E2 PTO=[YR=1998] S2 E7 N2W7 \$ E9 N3 W3 N4 W5 S4 W3 \$ E3N4 E5 S4 E9 N5 E12 N32 \$ PTR= E15 FUS=[YR=1998] E11 S4 E2 S10 E4 S9 W4 S5 W13 N28 \$ W15 \$.