LOT 25
IN OR 798 PG 1513
4999 PARKWAY PB 5/228

TEMPLETON GEORGE W & JOANNE M
1795 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4999-0025-0000

BUILDING CHARACTERISTICS

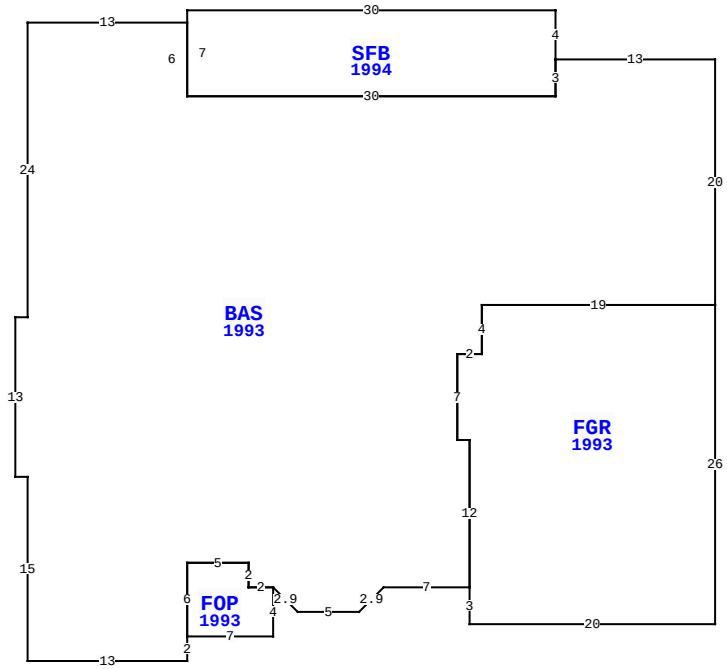
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,989	100	1,989	283,282
FGR	523	55	288	41,018
FOP	38	30	11	1,567
SFB	210	80	168	23,928
TOTALS	2,760		2,456	349,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,456	118.2500	168.51	413,861	1990	1990	0	0	0	15.48	84.52

1 SFR CUST – 100% - 1998 Heated Area: 2157 HX Base Yr 1998



1795 HAMMOCK DR, 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		349,795
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		606,995
SOH/AGL Deduction		386,243
ASSESSED VALUE		220,752
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,752
TOTAL JUST VALUE		606,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984834	CHNGE SRVC	1,000	05/01/1998
6471	NEW CONSTR	85,665	05/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0798/1513	7/08/1997	WD	Q	I		178,000
GRANTOR: BARNES BARBARA F						
GRANTEE: TEMPLETON GEORGE &						
0750/0281	1/31/1996	QC	U	I	06	53,100
GRANTOR: BARNES MAX E & BARBAR						
GRANTEE: BARNES BARBARA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 SFB=[YR=1994] N4 W30 S7 E30 N3 $ S3 W30 N6 W13 S24 W1 S13 E1 S15 E13 N2 FOP=[YR=1993] E7 N4 W2 N2 W5 S6 $ N6 E5 S2 E2 D2 R2 E5 U2 R2 E7 FGR=[YR=1993] S3 E20 N26W19 S4 W2 S7 E1 S12 $ N12 W1 N7 E2 N4 E19 N20 $.

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	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00	4.00	100	1990	1990	3	62	2,800	
3	0810	CONCRETE A	0	100	0	0	300.00	SF	8.13	8.13	100	2000	2000	3	80	1,950	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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 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