

E1/2 OF LOT 58
PT OR 1786/444
HAMBYS SUB PB 2/32

HAMMERTIME AMELIA LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2023

00-00-31-1360-0058-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	110	15	16	1,317
BAS	728	100	728	59,917
FOP	48	30	14	1,153
FOP	36	30	11	905
FUS	840	100	840	69,135
SFB	384	80	307	25,267
STP	36	10	4	329
STR	40	10	4	329
UST	239	45	108	8,888
TOTALS	2,461		2,032	167,241

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
3	0810	CONCRETE A	0	0	0	449.00	SF	6.50	6.50	100	2005	2005	3
4	0443	STK FNC 6'	0	0	0	97.00	LF	10.00	10.00	100	2000	2000	3
5	0940	SHEDS/PORT	0	0	6	36.00	SF	30.00	30.00	100	2000	2000	3
6	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3
7	0443	STK FNC 6'	0	0	0	14.00	LF	10.00	10.00	100	2000	2000	3
8	0444	BOX FNC 4'	0	0	0	11.00	LF	6.50	6.50	100	2000	2000	3

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
1	000800	C	MULTI-FAM	0	0003		53.00	75.00	4,031.01	SF		1.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,032	88.2000	105.18	213,726	1946	1986	0	0	0	21.75	78.25
1 DUPLEX - 0% - 0												
Heated Area: 1875												
HX Base Yr												
BLD DATE 01/13/2022 KK LGL DATE 01/13/2022 KK												
XF DATE 01/13/2022 KK LAND DATE 01/13/2022 KK												
INC DATE AG DATE												
2856 SADLER RD, FERNANDINA BEACH												

TOTAL OB/XF													
3,321													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		167,241	
TOTAL MARKET OB/XF VALUE		3,321	
TOTAL LAND VALUE - MARKET		141,085	
TOTAL MARKET VALUE		311,647	
SOH/AGL Deduction		46,314	
ASSESSED VALUE		265,333	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		265,333	
TOTAL JUST VALUE		311,647	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		254,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163429	REPAIR/RRF	5,650	12/14/2016
20162711	REMODEL	25,000	10/03/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1786/0444	3/30/2012	WD	U	I	11
GRANTOR: HALL LOWELL & SHARON					
GRANTEE: HAMMERTIME AMELIA L					
1770/0060	11/21/2011	WD	U	I	30
GRANTOR: HALL LOWELL & SHARON					
GRANTEE: HALL LOWELL & SHARO					

BUILDING NOTES													
UST=[YR=2011] W27 FOP=[YR=2011] N3 W12 S3 SFB=[YR=2011] S32													
E12 BAS=[YR=2011] S8 E26 N28 W26 S20 \$ N32 W12 \$ E12 \$ S12													
E10 N5 E17 N7 \$ PTR= E15 BAL=[YR=2012] E10 S5 FOP=[YR=1993]													
E8 S2 STR=[YR=2011] E10 STP=[YR=2011] N3 E4 S9 W4 N6 \$ S4													
FUS=[YR=1993] S30 W28 N30 E28 \$ W10 N4 \$ S4 W8 N6 \$ S6 W10													
N11 \$ W15 \$.													