BLOCK 279 LOTS 17 & 18
CITY OF FDNA BEACH

HAMM KEVIN J/CARLTON GLENDA H
315 ELM STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0279-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

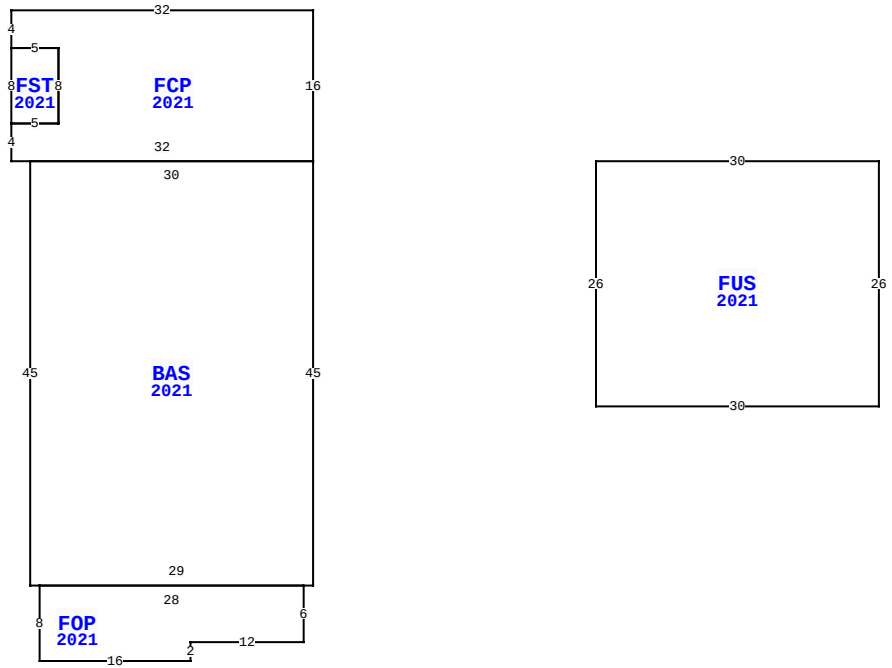
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	223,223
FCP	472	25	118	19,511
FOP	200	30	60	9,921
FST	40	55	22	3,638
FUS	780	100	780	128,973
TOTALS	2,842		2,330	385,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,330	116.0320	165.35	385,266	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2130 HX Base Yr 2022



315 ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		385,266
TOTAL MARKET OB/XF VALUE		3,480
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		563,746
SOH/AGL Deduction		56,407
ASSESSED VALUE		507,339
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		457,339
TOTAL JUST VALUE		563,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200259	CO ISSUED	0	09/21/2021
20200240	NEW CONSTR	0	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1599	2/11/2020	WD	Q	V	01	127,000
GRANTOR: KOHLMAN DOUGLAS SCOTT						
GRANTEE: HAMM KEVIN J & GLEN						
1297/0439	2/23/2005	WD	Q	I		248,000
GRANTOR: CRYDER DAPHNE LOVELL						
GRANTEE: KOHLMAN DOUGLAS SCO						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] N16 W32 S4 FST=[YR=2021] S8 E5 N8 W5 $ E5 S8 W5 S4 E32$ BAS=[YR=2021] W30 S45 E1 FOP=[YR=2021] S8 E16 N2 E12 N6 W28 $ E29 N45 $ PTR= E30 FUS=[YR=2021] E30 S26 W30 N26 $ W30 $.

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	0855	CONC PAVER	0	100	0	0	348.00	SF	10.00	10.00	100	2021	2021	3	100	3,480	

LAND DESCRIPTION

TOTAL OB/XF 3,480

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	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS