

LOT 61
ENCLAVE AT SUMMER BEACH
PB 7/318

HAMMOND ROBERT H LIVING TRUST/HAMMONS ROBERT HAROL
3825 LAKE PASS POINT
SUWANEE, GA 30024

2023

00-SB-30-045E-0061-0000



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	0320	11	2,641	170.2829	161.77	427,235	2008	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2023													Heated Area: 2282														
Roof Cover	08	CLAY TILE 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		3.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	3.	3. 100																												
Units		0 100																												
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA													03														
NEIGHBORHOOD/LOC			3043.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	56	15	8	1,203																										
BAS	376	100	376	56,568																										
FGR	483	55	266	40,019																										
FOP	42	30	13	1,956																										
FOP	56	30	17	2,558																										
FST	25	55	14	2,106																										
FST	25	55	14	2,106																										
FST	49	55	27	4,062																										
FUS	944	100	944	142,021																										
FUS	962	100	962	144,729																										
TOTALS			3,018	2,641													397,329													
EXTRA FEATURES			96122 RODDENBERRY WAY, 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860														
2	0810	CONCRETE A	0	0	20	9	180.00	SF	6.50	6.50	100	2008	2008	3	90	1,053														
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000														
4	1126	CB/STC 8"	0	0	0	0	129.00	SF	8.00	8.00	100	2008	2008	3	90	929														
5	0855	CONC PAVER	0	0	0	0	169.00	SF	10.00	10.00	100	2008	2008	3	90	1,521														
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228														
TOTAL OB/XF 15,591																														
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000													
REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																														

VALUATION SUMMARY

Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	397,329
TOTAL MARKET OB/XF VALUE	15,591
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	527,920
SOH/AGL Deduction	0
ASSESSED VALUE	527,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,920
TOTAL JUST VALUE	527,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	556,787

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1243	6/15/2022	WD	Q	I	01	700,000

GRANTOR: HOWARD GAIL A L/E
GRANTEE: HAMMOND ROBERT HARO
2547/0274 3/11/2022 LE U I 11 100
GRANTOR: HOWARD GAIL A
GRANTEE: HOWARD CLIFFORD MAR

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W23 S21 BAS=[YR=2008] S19 E13 FOP=[YR=2008] S3 E10 N3 W4 N2 W6 S2\$ N2 E6 S2 E4 N13 FST=[YR=2008] N6 W9 S5 E5 S1 E4\$ W4 N1 W5 N5 W14\$ E23 N21\$ PTR=E15 FUS=[YR=2008] E11 N2 E12 S21 FST=[YR=2008] W5S5E5 N5\$ S21 W9 FOP=[YR=2008] S4 W14 N4 E14\$ W14 N40\$ W15\$ PTR=E45 FUS=[YR=2008] E11 N2 E12 S21 FST=[YR=2008] W5S5E5N5\$ S23 W9 BAL=[YR=2008] S2 W14 N4 E14 S2\$ N2 W14 N40\$ W45\$.