LOT 1
4999 PARKWAY PB 5/228

DEMILLE SUSIE E
1796 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034-5609

2024

00-00-30-4999-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

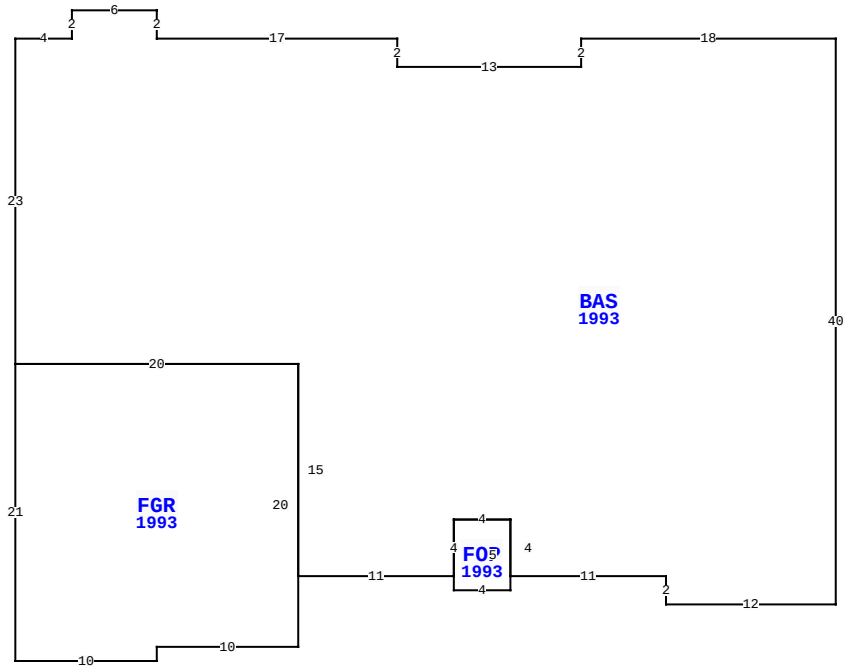
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,898	100	1,898	291,749
FGR	410	55	226	34,740
FOP	20	30	6	922
TOTALS	2,328		2,130	327,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,130	121.2750	181.91	387,468	1992	1992	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2021 Heated Area: 1898 HX Base Yr 2021



1796 HAMMOCK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		327,410
TOTAL MARKET OB/XF VALUE		7,472
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		684,882
SOH/AGL Deduction		186,227
ASSESSED VALUE		498,655
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		448,655
TOTAL JUST VALUE		684,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7993	NEW CONSTR	74,172	04/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0370	4/09/2020	QC	U	I	11	100
GRANTOR: DEMILLE JOSEPH M SR						
GRANTEE: DEMILLE SUSIE E						
1110/0516	1/29/2003	WD	Q	I		237,500
GRANTOR: RUSHING WILLIAM D & H						
GRANTEE: DEMILLE JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S2 W13 N2 W17 N2 W6 S2 W4 S23 FGR=[YR=1993] S21 E10 N1 E10 N20 W20 $ E20 S15 E11 FOP=[YR=1993] S1 E4 N5 W4 S4 $ N4 E4 S4 E11 S2 E12 N40 $.

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	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,393.00	SF	4.00	4.00	100	1992	1992	3	64	3,566	
3	1242	WD DECK A	0	100	0	0	54.00	SF	10.00	10.00	100	1992	1992	3	20	108	
4	1242	WD DECK A	0	100	0	0	496.00	SF	10.00	10.00	100	2000	2000	3	20	992	
5	1242	WD DECK A	0	100	0	0	143.00	SF	10.00	10.00	100	2000	2000	3	20	286	

LAND DESCRIPTION

TOTAL OB/XF 7,472

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS