LOT 2
IN OR 2198/169
4999 PARKWAY PB 5/228

KRAWIEC RICHARD W
1794 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-4999-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

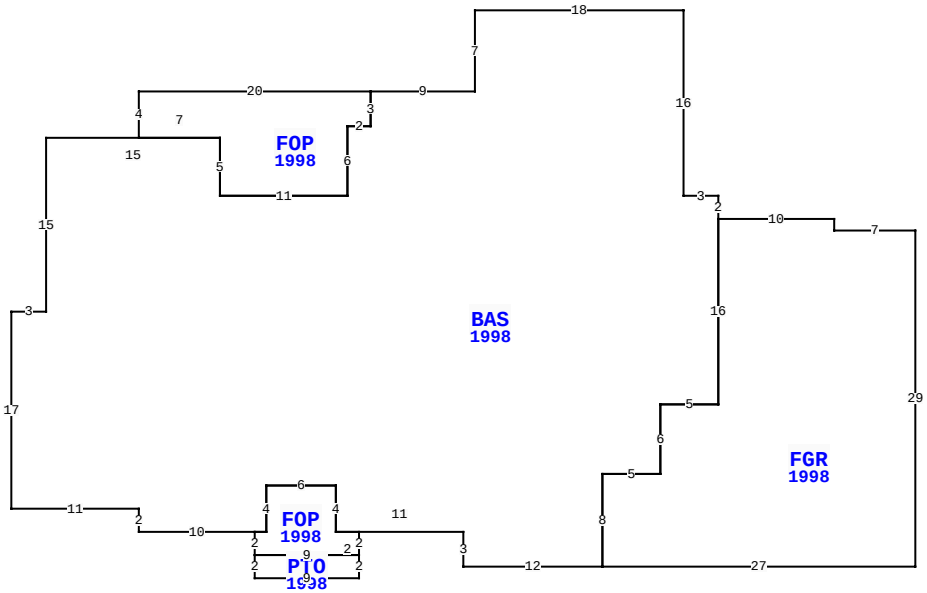
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,105	100	2,105	325,588
FGR	613	55	337	52,125
FOP	42	30	13	2,011
FOP	133	30	40	6,187
PTO	18	5	1	155
TOTALS	2,911		2,496	386,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,496	117.8496	176.77	441,218	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 0% - 0 Heated Area: 2105 HX Base Yr



1794 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	386,066
TOTAL MARKET OB/XF VALUE	20,295
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	756,361
SOH/AGL Deduction	108,501
ASSESSED VALUE	647,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	647,860
TOTAL JUST VALUE	756,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	639,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805255	SWIM POOL	20,500	08/01/1998
B9805285	XFOB	5,675	08/01/1998
B9804942	NEW CONSTR	104,845	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2198/0169	5/23/2018	WD	Q	I	02	530,000
GRANTOR: RAAB MIKE & SUSAN						
GRANTEE: KRAWIEC RICHARD W						
0821/1726	2/05/1998	WD	Q	V		45,000
GRANTOR: MONTANUS GEORGE & HOL						
GRANTEE: RAAB MIKE & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W7 N1 W10 BAS=[YR=1998] N2 W3 N16 W18 S7 W9 FOP=[YR=1998] W20 S4 E7 S5 E11 N6 E2 N3$ S3 W2 S6 W11 N5 W15 S15 W3 S17 E11 S2 E10 FOP=[YR=1998] S2 PTO=[YR=1998] S2 E9 N2 W9$ E9 N2 W2 N4 W6 S4 W1 $ E1 N4 E6 S4 E11 S3 E12 N8 E5 N6 E5 N16$ S16 W5 S6 W5 S8 E27 N29$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	1,430.00	SF	6.50	6.50	100	1998	1998	3	75	6,971	
3	0861	POOL GUNIT	0	0	0	0	231.00	SF	85.00	85.00	100	1998	1998	3	21	4,123	
4	0845	KOOL DECK	0	0	0	0	532.00	SF	7.25	7.25	100	1998	1998	3	75	2,893	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
6	0810	CONCRETE A	0	0	0	0	46.00	SF	6.50	6.50	100	1998	1998	3	75	224	
7	0810	CONCRETE A	0	0	9	5	45.00	SF	6.50	6.50	100	1998	1998	3	75	219	
8	0910	SCRN RM L	0	0	0	0	810.00	SF	15.00	15.00	100	1998	1998	3	20	2,430	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 20,295

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	0		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