LOT 5 IN OR 774/1004
4999 PARKWAY PB5/228

BABER JEFFERY G & CAROLYN
1788 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-4999-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

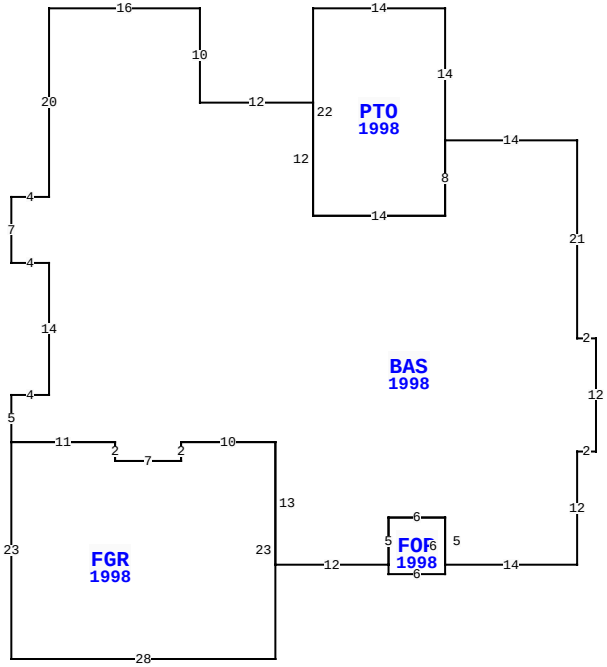
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,424	100	2,424	351,280
FGR	630	55	346	50,142
FOP	36	30	11	1,594
PTO	308	5	15	2,173
TOTALS	3,398		2,796	405,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,796	118.9056	178.36	498,695	1998	1998	0	0	0	18.75	81.25

1 SFR CUST – 100% - 1999 Heated Area: 2424 HX Base Yr 1999



1788 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		405,190
TOTAL MARKET OB/XF VALUE		7,624
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		762,814
SOH/AGL Deduction		488,750
ASSESSED VALUE		274,064
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,064
TOTAL JUST VALUE		762,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704244	NEW CONSTR	130,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/1004	10/21/1996	WD	Q	V		45,000
GRANTOR: HENDERSON GEORGE F &						
GRANTEE: BABER JEFFERY G & C						
0575/1014	7/31/1989	WD	Q	V		34,900
GRANTOR: EMBRY/BURNEY						
GRANTEE: HENDERSON GEORGE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 PTO=[YR=1998] N14 W14 S22 E14 N8 $ S8 W14 N12 W12 N10 W16 S20 W4 S7 E4 S14 W4 S5 FGR=[YR=1998] S23 E28 N23 W10 S2 W7 N2 W11 $ E11 S2 E7 N2 E10 S13 E12 FOP=[YR=1998] S1 E6 N6 W6 S5 $ N5 E6 S5 E14 N12 E2 N12 W2 N21 $.

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	0810	CONCRETE A	0	100	0	0	1,101.00	SF	6.50	6.50	100	1998	1998	3	75	5,367	
2	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	1998	1998	3	75	624	
3	0810	CONCRETE A	0	100	0	0	335.00	SF	6.50	6.50	100	1998	1998	3	75	1,633	

LAND DESCRIPTION

TOTAL OB/XF 7,624

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