LOT 8 IN OR 794/1551
4999 PARKWAY PB5/228

LAFONTAINE RAYMOND
1725 HOWARD LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-4999-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

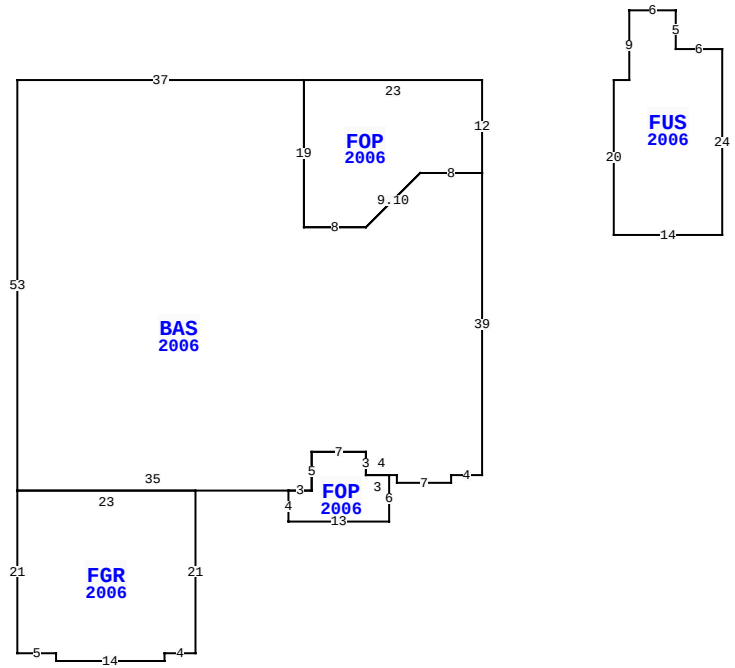
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,766	100	2,766	443,867
FGR	497	55	273	43,809
FOP	93	30	28	4,494
FOP	357	30	107	17,171
FUS	358	100	358	57,449
TOTALS	4,071		3,532	566,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,532	116.9190	175.38	619,442	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 3124 HX Base Yr



1782 HAMMOCK DR, FERNANDINA BEACH

BLD DATE	03/07/2007	KK	LGL DATE	
XF DATE	03/07/2007	KK	LAND DATE	03/14/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	566,789
TOTAL MARKET OB/XF VALUE	32,462
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	949,251
SOH/AGL Deduction	67,702
ASSESSED VALUE	881,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	881,549
TOTAL JUST VALUE	949,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	826,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17972	SCRN RM	9,000	10/31/2006
M11478	MECH OTHER	0	05/01/2006
B17811	SWIM POOL	29,000	05/01/2006
P10892	OTHER	0	03/01/2006
C17217	CO ISSUED	225,778	02/01/2006
E16834	ELEC OTHER	2,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/1551	5/29/1997	WD	Q	V		42,000
GRANTOR: LYONS JOSEPH T & MARI						
GRANTEE: LAFONTAINE RAYMOND						
0570/0723	5/19/1989	WD	U	V	09	75,000
GRANTOR: EMBRY/BURNEY						
GRANTEE: LYONS JOSEPH & M C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W37 S53 FGR=[YR=2006] S21 E5 S1 E14 N1 E4 N21 W23$ E35 FOP 2006=S4 E13 N6 W3 N3 W7 S5 W3$ E3 N5 E7 S3 E4 S1 E7 N1 E4 N39 FOP=[YR=2006] N12 W23 S19 E8 U7 R7 E8$ W8 D7 L7 W8 N19$ PTR=[YR=2006] E40 FUS=[YR=2006] E2 N9 E6 S5 E6 S24 W14 N20$ W40$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0812	CONCRETE C	0	0	0	0	1,211.00	SF	4.00	4.00	100	2006	2006	3	87	4,214	
3	0861	POOL GUNIT	0	0	0	0	429.00	SF	85.00	85.00	100	2006	2006	3	44	16,045	
4	0910	SCRN RM L	0	0	0	0	1,220.00	SF	15.00	15.00	100	2006	2006	3	27	4,941	
5	0845	KOOL DECK	0	0	0	0	866.00	SF	7.25	7.25	100	2006	2006	3	87	5,462	

LAND DESCRIPTION

TOTAL OB/XF 32,462

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