

LOT 10
IN OR 694 PG 606
4999 PARKWAY PB 5/228

POND GARY E & NANCY L
1778 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-4999-0010-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

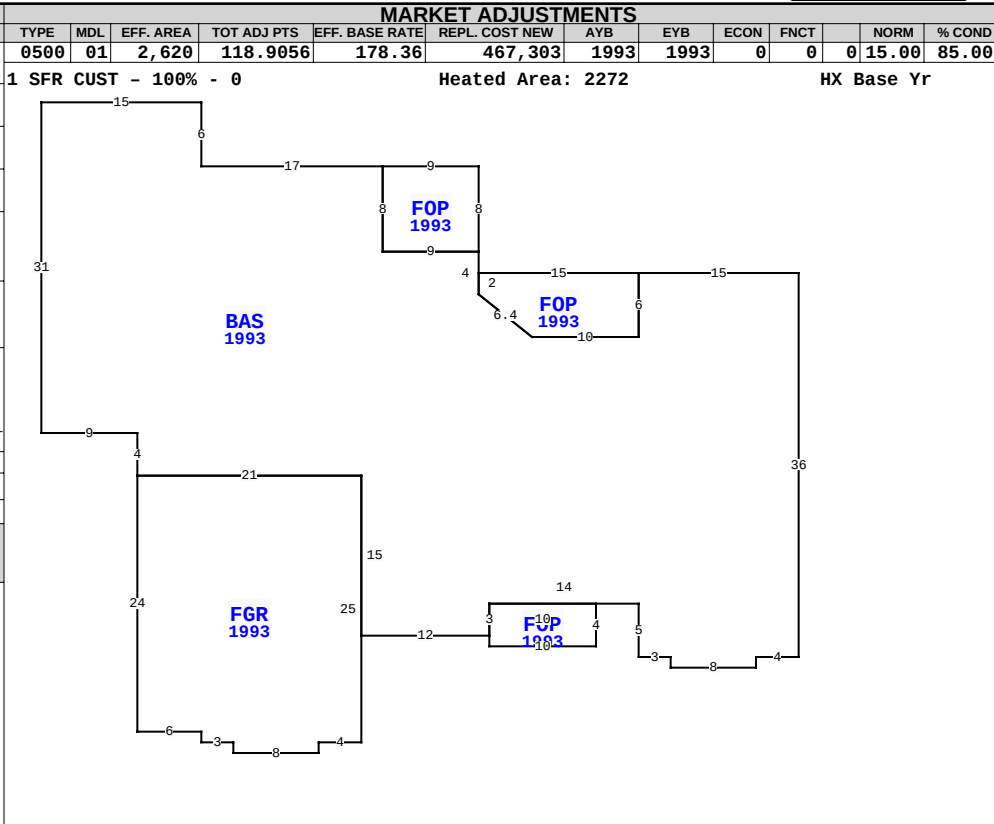
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2,272	344,449
FGR	527	55	290	43,965
FOP	40	30	12	1,819
FOP	72	30	22	3,335
FOP	80	30	24	3,639

TOTALS	2,991		2,620	397,208
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,801.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	764.00	SF	7.25	7.25	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	
8	0845	KOOL DECK	0	100	10	5	50.00	SF	7.25	7.25	
9	0910	SCRN RM L	0	100	0	0	1,175.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



1778 HAMMOCK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,801.00	SF	4.00	4.00	100	1993	1993	3	66	4,755	
3	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1993	1993	3	66	811	
4	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2007	2007	3	48	12,730	
5	0845	KOOL DECK	0	100	0	0	764.00	SF	7.25	7.25	100	2007	2007	3	88	4,874	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
7	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	100	2007	2007	3	88	532	
8	0845	KOOL DECK	0	100	10	5	50.00	SF	7.25	7.25	100	1993	1993	3	66	239	
9	0910	SCRN RM L	0	100	0	0	1,175.00	SF	15.00	15.00	100	2018	2018	3	82	14,453	

TOTAL OB/XF											
41,294											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				397,208	
TOTAL MARKET OB/XF VALUE				41,294	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				788,502	
SOH/AGL Deduction				522,840	
ASSESSED VALUE				265,662	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				215,662	
TOTAL JUST VALUE				788,502	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				672,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19531	ADDITION	11,000	02/01/2007
B19333	SWIM POOL	40,367	01/01/2007
00460	NEW CONSTR	101,178	08/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0694/0606	12/14/1993	WD	Q	I	
GRANTOR: ALMAND DAVIS BUILDERS					SALE PRICE
GRANTEE: POND GARY & NANCY					
0687/1091	8/31/1993	WD	Q	V	
GRANTOR: TAYLOR JOSEPH TRSTEE					46,000
GRANTEE: ALMAND-DAVIS BULDRS					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 FOP=[YR=1993] W15 S2 D4 R5 E10 N6\$ S6 W10 L5 U4 N4 FOP=[YR=1993] N8 W9 S8 E9\$ W9 N8 W17 N6 W15 S31 E9 S4 FGR=[YR=1993] S24 E6 S1 E3 S1 E8 N1 E4 N25 W21\$ E21 S15 E12 FOP=[YR=1993] S1 E10 N4 W10 S3\$ N3 E14 S5 E3 S1 E8 N1 E4 N36\$.											