



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																														
Exterior Wall	16	WD FR STUC 100	0500	01	2,854	127.5956	191.39	546,227	1993	2016	0	0	0	3.50	96.50	VALUATION BY	STANDARD																													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024										Heated Area: 2399					HX Base Yr 2024					Tax Group: 8					Tax Dist:																		
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										527,109																							
Interior Wall	05	DRYWALL 80											TOTAL MARKET OB/XF VALUE										41,141																							
Interior Wall	08	DECORATIVE 20											TOTAL LAND VALUE - MARKET										350,000																							
Interior Floo	11	CLAY TILE 80											TOTAL MARKET VALUE										918,250																							
Interior Floo	14	CARPET 20											SOH/AGL Deduction										0																							
Air Condition	03	CENTRAL 100											ASSESSED VALUE										918,250																							
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB 50,000																							
Bedrooms	4	100											BASE TAXABLE VALUE										868,250																							
Bathrooms	3	100											TOTAL JUST VALUE										918,250																							
Frame	02	WOOD FRAME 100											NCON VALUE										0																							
Stories	1.	1. 100											INCOME VALUE																																	
Units	0	100											PREVIOUS YEAR MKT VALUE										708,147																							
Occupancy	00	NONE 100																																												
Quality	05	Quality Level 05																																												
DOR CODE	0100	SINGLE FAMILY																																												
MAP NUM		MKT AREA																																												
NEIGHBORHOOD/LOC	3033.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,399	100	2,399	443,075																																										
FGR	518	55	285	52,637																																										
FOP	42	30	13	2,401																																										
FSP	392	40	157	28,996																																										
TOTALS	3,351		2,854	527,109																																										
EXTRA FEATURES					1776 HAMMOCK DR, FERNANDINA BEACH																																									
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	1,384.00	SF	4.00	4.00	100	1993	1993	3	66	3,654																														
3	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50	100	1993	1993	3	66	871																														
4	0861	POOL GUNIT	0	100	0	0	530.00	SF	85.00	85.00	100	1996	1996	3	20	9,010																														
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200																														
6	0845	KOOL DECK	0	100	0	0	692.00	SF	7.25	7.25	100	1996	1996	3	72	3,612																														
7	0911	SCRN RM A	0	100	0	0	1,584.00	SF	17.50	17.50	100	2016	2016	3	74	20,513																														
8	0855	CONC PAVER	0	100	8	9	72.00	SF	10.00	10.00	100	2016	2016	3	96	691																														