

LOT 18
IN OR 674 PG 1610
4999 PARKWAY PB5/228

BALL SIDNEY C & KATHY L
1781 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-4999-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

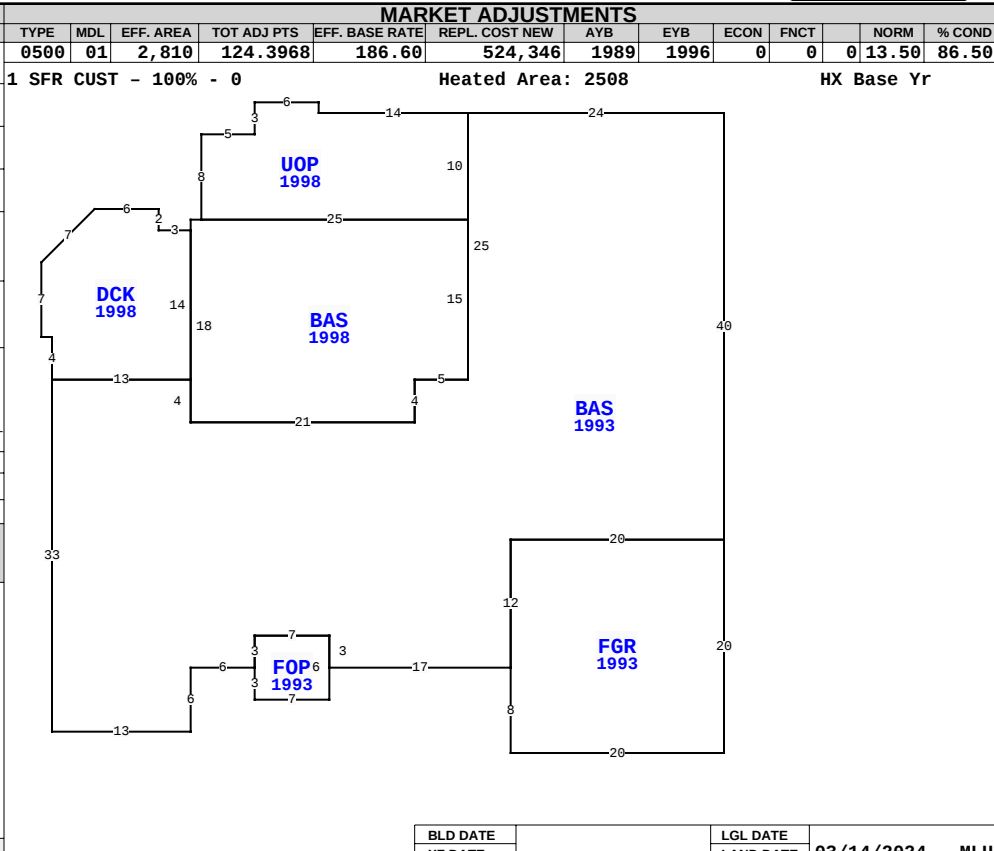
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2,034	328,306
BAS	474	100	474	76,508
DCK	202	10	20	3,228
FGR	400	55	220	35,510
FOP	42	30	13	2,098
UOP	246	20	49	7,909

TOTALS	3,398		2,810	453,559
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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	0810	CONCRETE A	0	100	0	0	2,103.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	47	4	188.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	0	0	218.00	SF	17.50	17.50	
5	0855	CONC PAVER	0	100	0	0	440.00	SF	7.00	7.00	

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	



1781 HAMMOCK DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
15,541											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		453,559	
TOTAL MARKET OB/XF VALUE		15,541	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		819,100	
SOH/AGL Deduction		558,931	
ASSESSED VALUE		260,169	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		210,169	
TOTAL JUST VALUE		819,100	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		699,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24582	ADDITION	3,711	04/01/2011
B9704236	ADDITION	53,900	09/01/1997
5550	NEW CONSTR	101,600	02/22/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0674/1610	2/04/1993	WD	Q	I	
GRANTOR: CASEY ALLAN & DEBORAH					
GRANTEE: BALL SIDNEY & KATHY					
0562/0862	2/07/1989	WD	Q	V	
GRANTOR: EMBRY/BURNEY INC					
GRANTEE: CASEY ALLAN L & D C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 UOP=[YR=1998] W14 N1 W6 S3 W5 S8 BAS=[YR=1998] W1S1 DCK=[YR=1998] W3 N2 W6 D5 L5 S7 E1 S4 E13 N14 \$ S18 E21 N4 E5 N15 W25 \$ E25 N10 \$ S25 W5 S4 W21 N4 W13 S33 E13 N6 E6 FOP=[YR=1993] S3 E7 N6 W7 S3 \$ N3 E7 S3 E17 FGR=[YR=1993] S8 E20 N20 W20 S12 \$ N12 E20 N40 \$.											