

LOT 19
4999 PARKWAY PB5/228

HOLLORAN JOHN C & ANNETTE M
5090 SPRING HOUSE CIR
HARRISONBURG, VA 22802

2024

00-00-30-4999-0019-0000



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	2,862	116.7386	175.11	501,165	1999	1999	0	0	0	12.00	88.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 2459 HX Base Yr													
Roof Cover	03	COMP SHNGL 100														Tax Group: 8 Tax Dist:													
Interior Wall	05	DRYWALL 80														BUILDING MARKET VALUE 441,025													
Interior Wall	08	DECORATIVE 20														TOTAL MARKET OB/XF VALUE 11,060													
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 350,000													
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE 802,085													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 69,154													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 732,931													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 732,931													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 802,085													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 682,676																										
Quality	05	Quality Level 05														PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE	0100	SINGLE FAMILY														B9805277 NEW CONSTR 168,000 08/01/1998													
MAP NUM	MKT AREA		03																										
NEIGHBORHOOD/LOC	3033.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA											
BAS	2,459	100	2,459	378,924														OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE											
FGR	570	55	314	48,387														2452/1568 4/12/2021 WD Q I 01 525,000											
FOP	118	30	35	5,394														GRANTOR: BRUCHMAN BARBARA J											
FST	36	55	20	3,082														GRANTEE: HOLLORAN JOHN C & A											
PTO	24	5	1	154														0577/0048 8/15/1989 WD Q V 38,500											
PTO	288	5	14	2,158														GRANTOR: EMBRY/BURNEY INC											
UOP	28	20	6	925														GRANTEE: BRUCHMAN DONALD W											
UOP	66	20	13	2,003														BUILDING NOTES											
TOTALS	3,589		2,862	441,025														BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											
EXTRA FEATURES					1783 HAMMOCK DR, FERNANDINA BEACH															BUILDING DIMENSIONS									
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	UOP=[YR=1999] W6 BAS=[YR=1999] W10 N14 W14 PTO=[YR=1999] N2 W4 S6 E4 N4 \$ S4 W38 PTO=[YR=1999] N3 W6 N3 W6 N3 W6 S19 E18 N10 \$ S10 W15 S29 E9 S2 E12 FOP=[YR=1999] S6 E4 UOP=[YR=1999] S4 E7 N4 W7 \$ E11 N6 W4 N4 W7 S4 W4 \$ E4 N4 E7 S4 E16 N4 E7 FGR=[YR=1999] S12 E22 N28 W6 FST=[YR=1999] W12 S3 E12 N3 \$ S3 W12 N3 W4 S11 E2 S5 W2 \$ E2 N5 W2 N11 E22 N11 \$ S11 E6 N11 \$.													
1	0810	CONCRETE A	0	0	0	1,736.00	SF	6.50	6.50	100	1999	1999	3	77	8,689														
2	0825	BRICK	0	0	0	80.00	SF	12.50	12.50	100	1999	1999	3	93	930														
3	0810	CONCRETE A	0	0	72	288.00	SF	6.50	6.50	100	1999	1999	3	77	1,441														
LAND DESCRIPTION					TOTAL OB/XF 11,060																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													