LOT 20
IN OR 678 PG 1615
4999 PARKWAY PB 5/228

SCHWEC VALDEMAR & ALEXANDRIA B
1785 HAMMOCK DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-4999-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

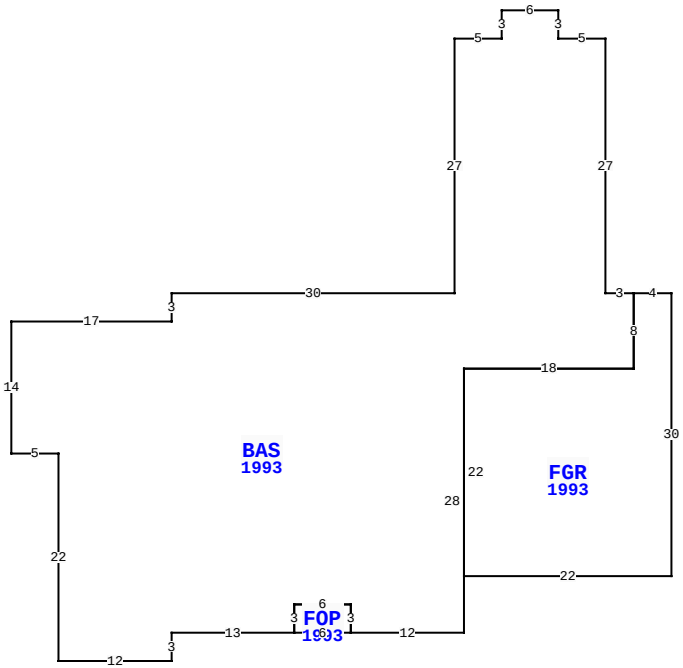
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,194 | 100 | 2,194 | 338,054 |
| FGR | 516 | 55 | 284 | 43,759 |
| FOP | 18 | 30 | 5 | 770 |
| TOTALS | 2,728 | | 2,483 | 382,584 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,483 | 123.7632 | 185.64 | 460,944 | 1989 | 1989 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SFR CUST – 100% - 0 Heated Area: 2194 HX Base Yr




1785 HAMMOCK DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 382,584 |
| TOTAL MARKET OB/XF VALUE | | 12,016 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 744,600 |
| SOH/AGL Deduction | | 524,577 |
| ASSESSED VALUE | | 220,023 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 170,023 |
| TOTAL JUST VALUE | | 744,600 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 627,894 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5647 | NEW CONSTR | 69,855 | 04/14/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0678/1615 | 4/13/1993 | WD | Q | I | | 182,000 |
| GRANTOR: SMITH WM & JUDITH | | | | | | |
| GRANTEE: SCHWEC VALDEMAR & A | | | | | | |
| 0578/0478 | 9/05/1989 | WD | Q | I | | 150,900 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: SMITH WM & JUDITH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W4 BAS=[YR=1993] W3 N27 W5 N3 W6 S3 W5 S27 W30 S3 W17 S14 E5 S22 E12 N3 E13 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S3 E12 N28 E18 N8 $ S8 W18 S22 E22 N30 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 560.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 1,660 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 996.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 93 | 6,484 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 240.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 93 | 1,562 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,016

| 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 | 100 | | 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