LOT 24
IN OR 2380/1029
4999 PARKWAY PB5/228

CLARK SUSAN KEY TRUST/CLARK SUSAN KEY TRUSTEE
1793 HAMMOCK CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-4999-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

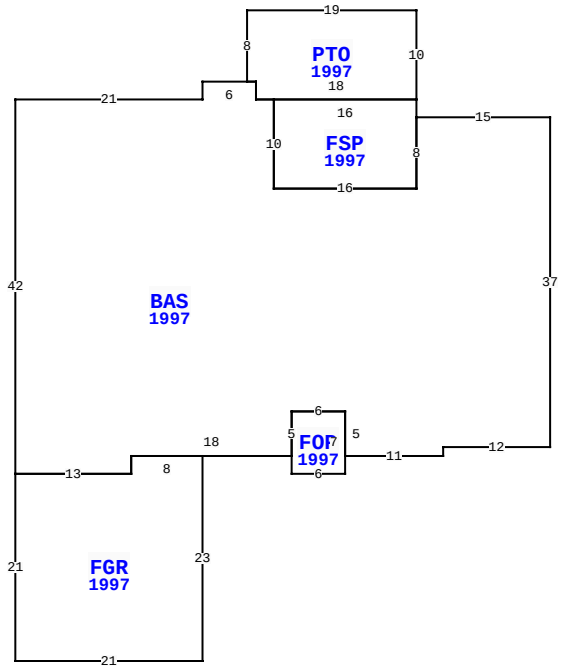
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,206	100	2,206	343,214
FGR	457	55	251	39,051
FOP	42	30	13	2,023
FSP	160	40	64	9,957
PTO	188	5	9	1,400
TOTALS	3,053		2,543	395,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,543	119.2224	178.83	454,765	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 0% - 0 Heated Area: 2206 HX Base Yr



1793 HAMMOCK CT, 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	395,646
TOTAL MARKET OB/XF VALUE	6,897
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	752,543
SOH/AGL Deduction	77,723
ASSESSED VALUE	674,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	674,820
TOTAL JUST VALUE	752,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703608	NEW CONSTR	140,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2677/593	10/27/2023	WD	U	I	11	100
GRANTOR: CLARK SUSAN KEY						
GRANTEE: CLARK SUSAN KEY TRU						
2380/1029	7/30/2020	WD	Q	I	01	570,000
GRANTOR: MURRAY PATRICIA C						
GRANTEE: CLARK SUSAN KEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1997] N2 PTO=[YR=1997] N10 W19 S8 E1 S2 E18$ W16 S10 E16 N8$ S8 W16 N10 W2 N2 W6 S2 W21 S42 FGR=[YR=1997] S21 E21 N23 W8 S2 W13$ E13 N2 E18 FOP=[YR=1997] S2 E6 N7 W6 S5$ N5 E6 S5 E11 N1 E12 N37$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0	0	0	0	1,403.00	SF	4.00	4.00	100	1997	1997	3	73	4,097	

LAND DESCRIPTION

TOTAL OB/XF 6,897

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	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