LOTS 60 & 62
PT OR 1786/444
HAMBYS SUB PB 2/32

HAMMERTIME AMELIA LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2024

00-00-31-1360-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BEUGNET RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	564,375
TOTAL MARKET VALUE	564,375
SOH/AGL Deduction	242,439
ASSESSED VALUE	321,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,936
TOTAL JUST VALUE	564,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1786/0444	3/30/2012	WD	U	I	11	718,200
GRANTOR: HALL LOWELL & SHARON						
GRANTEE: HAMMERTIME AMELIA L						
1770/0060	11/21/2011	WD	U	I	30	16,750
GRANTOR: HALL LOWELL & SHARON						
GRANTEE: HALL LOWELL & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		C-1	107.00	150.00	16,125.00	SF		1.00	1.00	1.00	35.00	35.00	564,375							

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.00 Total Land Value: 564,375 Market: 0 Agricultural: 0 Common: 564,375 PRINTED 08/06/2024 BY SYS