

LOT 61
ENCLAVE AT SUMMER BEACH
PB 7/318

HAMMOND ROBERT H LIVING TRUST/HAMMONS ROBERT HAROL
96122 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-045E-0061-0000



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	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 100	0320	11	2,641	170.2829	161.77	427,235	2008	2008	0	0	0	7.50	92.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 2023													Heated Area: 2282														
Roof Cover	08	CLAY TILE 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		3.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	3.	3. 100																												
Units		0 100																												
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA													03														
NEIGHBORHOOD/LOC			3043.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	56	15	8	1,197																										
BAS	376	100	376	56,264																										
FGR	483	55	266	39,804																										
FOP	42	30	13	1,945																										
FOP	56	30	17	2,544																										
FST	25	55	14	2,095																										
FST	25	55	14	2,095																										
FST	49	55	27	4,040																										
FUS	944	100	944	141,258																										
FUS	962	100	962	143,951																										
TOTALS			3,018	2,641													395,192													
EXTRA FEATURES			96122 RODDENBERRY WAY, FERNANDINA BEACH																											
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													
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840														
2	0810	CONCRETE A	0	0	20	9	180.00	SF	6.50	6.50	100	2008	2008	3	89	1,041														
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000														
4	1126	CB/STC 8"	0	0	0	0	129.00	SF	8.00	8.00	100	2008	2008	3	89	918														
5	0855	CONC PAVER	0	0	0	0	169.00	SF	10.00	10.00	100	2008	2008	3	89	1,504														
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222														
TOTAL OB/XF 15,525																														
LAND DESCRIPTION																														
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000													
REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS																														