LOT 16
CRANE ISLAND PHASE 1 PB 8/308

PARTLETON BETH A REV TRUST/PARTLETON BETH A TRUSTE
31 SALT HAMMOCK CT
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

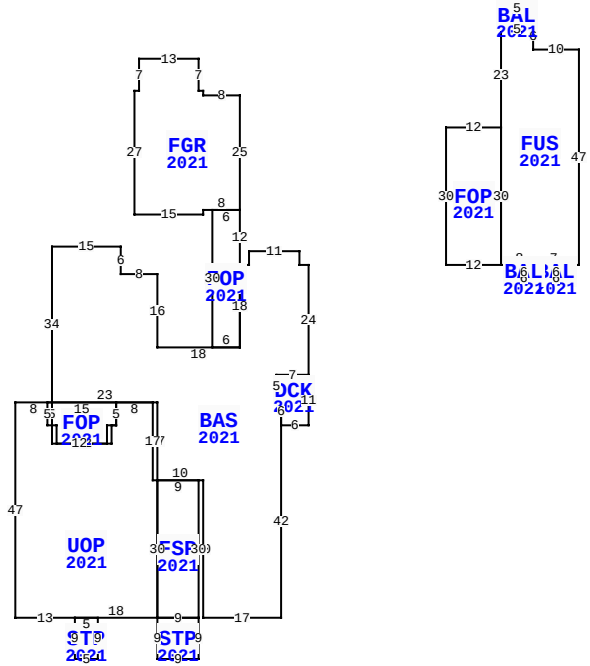
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2036.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	15	15	2	1,125
BAL	18	15	3	1,687
BAL	18	15	3	1,687
BAS	2,361	100	2,361	1,327,886
DCK	71	10	7	3,937
FGR	696	55	383	215,409
FOP	123	30	37	20,809
FOP	180	30	54	30,371
FOP	360	30	108	60,742
FSP	270	40	108	60,742
TOTALS	6,401		4,183	2,352,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,183	377.2132	565.82	2,366,825	2021	2021	0	0	0	0.60	99.40

1 SFR CUST – 100% - 2024 Heated Area: 3202 HX Base Yr 2024



** This building has 14 Sub-Areas

31 SALT HAMMOCK CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,352,624
TOTAL MARKET OB/XF VALUE		42,778
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		2,820,402
SOH/AGL Deduction		0
ASSESSED VALUE		2,820,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,770,402
TOTAL JUST VALUE		2,820,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,768,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190700	CO ISSUED	0	02/01/2021
20190700	NEW CONSTR	0	02/14/2020
20190701	GARAGE	0	02/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0177	4/26/2019	WD	U	V	11	100
GRANTOR: PARTLETON BETH A						
GRANTEE: PARTLETON BETH A RE						
2270/1313	4/24/2019	WD	Q	V	01	506,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: PARTLETON BETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N3 W11 S3 W2 FOP=[YR=2021] N12 FGR=[YR=2021] N25 W8 N1 W1 N7 W13 S7 W1 S27 E15 N1 E8$ W6 S30 E6 N18$ S18 W18 N16 W8 N6 W15 S34 UOP=[YR=2021] W8 S47 E13 STP=[YR=2021] S9 E5 N9 W5$ E18 STP=[YR=2021] S9 E9 N9 FSP=[YR=2021] N30 W9 S30 E9$ W9$ N30 W1 N17 W8 FOP=[YR=2021] S5 W2 S4 W12 N4 W1 N5 E15$ S5 W1 S4 W12 N4 W1 N5$ E23 S17 E10 S30 E17 N42 DCK=[YR=2021] E6 N11 W7 S5 E1 S6$ N6 W1 N5 E7 N24$ PTR=E30 FOP=[YR=2021] N30 E12 FUS=[YR=2021] N23 E1 BAL=[YR=2021] N3 E5 S3 W5$ E6 S6 E10 S47 W2 BAL=[YR=2021] S3 W6 N3 E6$ W7 BAL=[YR=2021] S3 W6 N3 E6$ W8 N30$ S30 W12$ W30$.

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	0855	CONC PAVER	0	100	0	0	4,121.00	SF	10.00	10.00	100	2021	2021	3	99	40,798	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 42,778

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	000116	C	SFR MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 06/18/2021 BY RK Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS