

LOT 3
IN OR 2179/1737
CASTRO COURT PBK 6/285

HARTMAN ROBERT & MICHELE
4937 CASTRO COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0225-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,605	100	2005	2,605	265,169
FGR	714	55	2005	393	40,005
FOP	196	30	2005	59	6,006
FOP	318	30	2005	95	9,671
FUS	310	100	2005	310	31,556
TOTALS	4,143			3,462	352,406

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	221.00	SF	6.50
3	0911	SCRN RM A	0	100	24	13	312.00	SF	17.50
4	0810	CONCRETE A	0	100	24	13	312.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,462	111.8628	111.86	387,259	2005	2005	0	0
1 SINGLE FAM - 100% - 2019									
Heated Area: 2915									
HX Base Yr 2019									

4937 CASTRO CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/26/2024 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					352,406				
TOTAL MARKET OB/XF VALUE					13,676				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					666,082				
SOH/AGL Deduction					286,093				
ASSESSED VALUE					379,989				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					329,267				
TOTAL JUST VALUE					666,082				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					650,705				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016173	ADDITION	7,000	11/19/2021
E14656	ELEC OTHER	2,000	03/01/2005
M09312	MECH OTHER	0	02/01/2005
P0408851	OTHER	0	12/01/2004
B0414300	NEW CONSTR	218,082	12/01/2004
R047049	REPAIR/RRF	2,000	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2179/1737	1/18/2018	SW	U	I	12	368,600	
GRANTOR: BANK OF NEW YORK MELL							
GRANTEE: HARTMAN ROBERT & MI							
2127/0790	6/19/2017	CT	U	I	18	325,600	
GRANTOR: CLERK OF COURT							
GRANTEE: BANK OF NEW YORK ME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W21 FOP=[YR=2005] W24 S16 E13 N6 E11 N10\$ S10 W11 S6 W13 N16 W19 S59 E13 N3 FOP=[YR=2005] E30 FGR=[YR=2005] S10 E21 N34 W21 S24\$ N6 W11 N2 W8 S2 W11 S6\$ N6 E11 N2 E8 S2 E11 N18 E21 N32\$ PTR= E15 FUS=[YR=2005] E13 S10 E4 S6 W4 S6 W13 N22\$ W15\$.									