LOT 2 LOTS A B C D E &
PAR 35 OF 20-3N-29
PT OR 1786/444 (EX 35-1)

HAMMERTIME AMELIA LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2025

00-00-31-1360-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

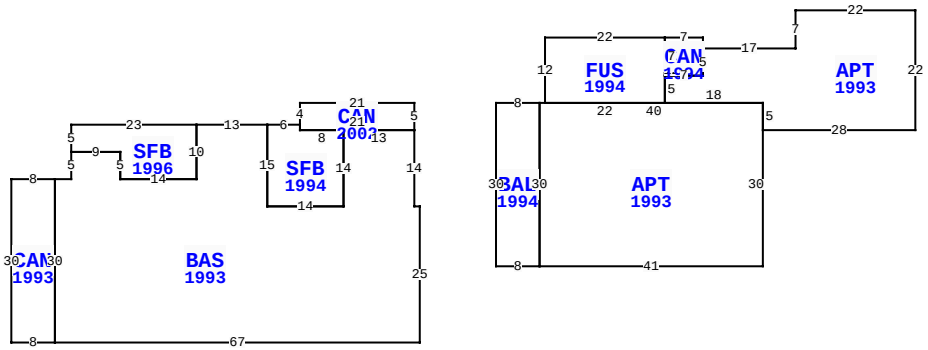
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	07	CORK/VTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	719	100	1993	719	66,752
APT	1,230	100	1993	1,230	114,194
BAL	240	15	1994	36	3,342
BAS	2,227	100	1993	2,227	206,755
CAN	240	30	1993	72	6,684
CAN	49	30	1994	15	1,393
CAN	105	30	2002	32	2,971
FUS	264	100	1994	264	24,510
SFB	202	80	1994	162	15,040
SFB	185	80	1996	148	13,740
TOTALS	5,461			4,905	455,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,905	97.8690	136.53	669,680	1949	1995	0	0	0	32.00	68.00

1 RETAILSTOR – 0% - 0 Heated Area: 4750 HX Base Yr



2021 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/18/2022	KK	LGL DATE	
XF DATE	03/18/2022	KK	LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	455,382
TOTAL MARKET OB/XF VALUE	29,619
TOTAL LAND VALUE - MARKET	663,740
TOTAL MARKET VALUE	1,148,741
SOH/AGL Deduction	141,548
ASSESSED VALUE	1,007,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,007,193
TOTAL JUST VALUE	1,148,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,112,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200069	XFOB	70,000	09/22/2020
20200041	WINDOWS	11,000	05/08/2020
20200029	XFOB - AWNING	7,300	03/27/2020
20190009	DEMOLITION	6,000	04/05/2019
20163558	REPAIR/RRF	20,000	12/29/2016
20162711	REMODEL	45,000	10/03/2016

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						
1770/0925	11/21/2011	TD	U	I	30	16,750
GRANTOR: TAYLOR ANITA H & LOWE						
GRANTEE: HALL LOWELL & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2002] W21 S4 SFB=[YR=1994] W6 BAS=[YR=1993] W13 SFB=[YR=1996] W23 S5 E9 S5 E14 N10 $ S10 W14 N5 W9 S5 W3 CAN=[YR=1993] W8 S30 E8 N30$ S30 E67 N25 W1 N14 W13 S14 W14 N15$ S15 E14 N14 W8 N1$ S1 E21 N5$ PTR=E15 BAL=[YR=1994] E8 APT=[YR=1993] E1 FUS=[YR=1994] N12 E22 CAN=[YR=1994] E7 S2 APT=[YR=1993] E17 N7 E22 S22 W28 N5 W18 N5 E7 N5$ S5 W7 N7$ S12 W22$ E40 S30 W41 N30$ S30 W8 N30$ W15$.

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	0803	ASPHALT C	0	0	0	0	1,575.00	SF	2.00	2.00	100	1990	1990	3	50	1,575	
2	0812	CONCRETE C	0	0	0	0	834.00	SF	4.00	4.00	100	1960	1960	3	20	667	
3	0803	ASPHALT C	0	0	0	0	2,028.00	SF	2.00	2.00	100	1992	1992	3	50	2,028	
4	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	1990	1990	3	66	198	
5	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	1990	1990	3	57	326	
6	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	100	1995	1995	3	68	928	
7	0820	WOOD WALK	0	0	0	0	322.00	SF	11.75	11.75	100	2002	2002	3	40	1,513	
8	1242	WD DECK A	0	0	0	0	463.00	SF	15.00	15.00	100	2002	2002	3	20	1,389	
9	1242	WD DECK A	0	0	0	0	562.00	SF	15.00	15.00	100	2002	2002	3	20	1,686	
10	1242	WD DECK A	0	0	17	10	170.00	SF	15.00	15.00	100	2000	2000	3	20	510	

TOTAL OB/XF 10,820

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0003	C-1	110.00	110.00	12,068.00	SF		1.00	1.00	1.00	55.00	55.00	663,740							

REVIEW DATE 03/18/2022 BY KK Total Acres: 0.28 Total Land Value: 663,740 Market: 0 Agricultural: 0 Common: 663,740 PRINTED 07/30/2025 BY SYS

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TOTAL JUST VALUE	1,148,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,112,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150388	SIGN	300	02/23/2015
20130103	H/AC	6,500	01/15/2013
20090228	SIGN	400	02/20/2009
20071872	H/AC	1,000	10/08/2007
B020017	XFOB	10,000	03/08/2002
B972446	REPAIR/RRF	1,000	01/05/1998

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	1242	WD DECK A	0	0	15	8	120.00	SF	12.50	12.50	100	2000	2000	3	20	300	
12	0812	CONCRETE C	0	0	0	0	1,422.00	SF	4.00	4.00	100	1990	1990	3	57	3,242	
13	1242	WD DECK A	0	0	0	0	644.00	SF	10.00	10.00	100	2013	2013	3	55	3,542	
14	0811	CONCRETE B	0	0	28	19	532.00	SF	5.20	5.20	100	1970	1970	3	20	553	
15	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	100	2020	2020	3	90	1,755	
16	0350	CARPORT WD	0	0	0	0	484.00	SF	13.00	13.00	100	2021	2021	3	90	5,663	
17	1242	WD DECK A	0	0	0	0	416.00	SF	10.00	10.00	100	2021	2021	3	90	3,744	

LAND DESCRIPTION

TOTAL OB/XF 18,799

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

REVIEW DATE 03/18/2022 BY KK Total Acres: 0.28 Total Land Value: 663,740 Market: 0 Agricultural: 0 Common: 663,740 PRINTED 07/30/2025 BY SYS