

E1/2 OF LOT 58
PT OR 1786/444
HAMBYS SUB PB 2/32

HAMMERTIME AMELIA LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2025

00-00-31-1360-0058-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	110	15	2012	16	1,439
BAS	728	100	2011	728	65,472
FOP	48	30	1993	14	1,259
FOP	36	30	2011	11	990
FUS	840	100	1993	840	75,545
SFB	384	80	2011	307	27,610
STP	36	10	2011	4	360
STR	40	10	2011	4	360
UST	239	45	2011	108	9,713
TOTALS	2,461			2,032	182,746

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	449.00	SF	6.50	6.50	
2	0443	STK FNC 6'	0	0	0	0	97.00	LF	10.00	10.00	
3	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
5	0443	STK FNC 6'	0	0	0	0	14.00	LF	10.00	10.00	
6	0444	BOX FNC 4'	0	0	0	0	11.00	LF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAMILY	0	0003	C-1	53.00	75.00	4,031.00	SF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,032	88.2000	116.42	236,565	1946	1986	0	0	0	22.75
1 DUPLEX - 0% - 0											
Heated Area: 1875											
HX Base Yr											

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	04/21/2025
INC DATE			AG DATE	DC
2033 BEUGNET RD 1/2, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	182,746		
TOTAL MARKET OB/XF VALUE	3,192		
TOTAL LAND VALUE - MARKET	161,240		
TOTAL MARKET VALUE	347,178		
SOH/AGL Deduction	26,125		
ASSESSED VALUE	321,053		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	321,053		
TOTAL JUST VALUE	347,178		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	318,541		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163429	REPAIR/RRF	5,650	12/14/2016
20162711	REMODEL	25,000	10/03/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1786/0444	3/30/2012	WD	U	I	11
GRANTOR: HALL LOWELL & SHARON					
GRANTEE: HAMMERTIME AMELIA L					
1770/0060	11/21/2011	WD	U	I	30
GRANTOR: HALL LOWELL & SHARON					
GRANTEE: HALL LOWELL & SHARO					

BUILDING NOTES											
BUILDING DIMENSIONS											
UST=[YR=2011] W27 FOP=[YR=2011] N3 W12 S3 SFB=[YR=2011] S32 E12 BAS=[YR=2011] S8 E26 N28 W26 S20 \$ N32 W12 \$ E12 \$ S12 E10 N5 E17 N7 \$ PTR= E15 BAL=[YR=2012] E10 S5 FOP=[YR=1993] E8 S2 STR=[YR=2011] E10 STP=[YR=2011] N3 E4 S9 W4 N6 \$ S4 FUS=[YR=1993] S30 W28 N30 E28 \$ W10 N4 \$ S4 W8 N6 \$ S6 W10 N11 \$ W15 \$.											