

BELLINGHAM BARBARA L & CHARLES E
9014 SE HAWSK NEST CT
HOBE SOUND, FL 33455

00-SB-30-065A-0058-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0500 01 2,831 115.8192 182.99 518,045 1996 1996 0 0 14.00 86.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 2481 HX Base Yr										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 445,519									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 29,547									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 975,066									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 50,035									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 925,031									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 3 100																				BASE TAXABLE VALUE 925,031									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 975,066									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 955,320									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B9602519 XF0B 6,622 01/01/1996									
MAP NUM MKT AREA 03																				B9502473 SWIM POOL 18,100 12/01/1995									
NEIGHBORHOOD/LOC 3019.00																				B9502210 NEW CONSTR 96,705 09/01/1995									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,481 100 1996 2,481 390,438																													
FGR 450 55 1996 248 39,029																													
FOP 48 30 1996 14 2,203																													
FOP 293 30 1996 88 13,849																													
TOTALS 3,272 2,831 445,519																													
EXTRA FEATURES										4720 RIGGING DR, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																				03/26/2024 MLU									
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1996 1996 3 77 2,695																													
2 0861 POOL GUNIT 0 0 0 0 283.00 SF 85.00 85.00 100 1996 1996 3 20 4,811																													
3 0810 CONCRETE A 0 0 7 4 28.00 SF 6.50 6.50 100 1996 1996 3 70 127																													
4 0845 KOOL DECK 0 0 0 0 372.00 SF 7.25 7.25 100 1996 1996 3 70 1,888																													
5 0877 JACUZZI 0 0 0 0 1.00 UT 1,000.00 1,000.00 100 1996 1996 3 20 200																													
6 0910 SCRNM RM L 0 0 0 0 627.00 SF 15.00 15.00 100 1996 1996 3 20 1,881																													
7 0855 CONC PAVER 0 0 0 0 2,566.00 SF 7.00 7.00 100 2007 2007 3 87 15,627																													
8 1125 CB/STC 6" 0 0 6 73 438.00 SF 7.35 7.35 100 1997 1997 3 72 2,318																													
LAND DESCRIPTION										TOTAL OB/XF 29,547																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000140 C RES GOLF 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 07/25/2019 BY DJA										Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000										PRINTED 07/30/2025 BY SYS									