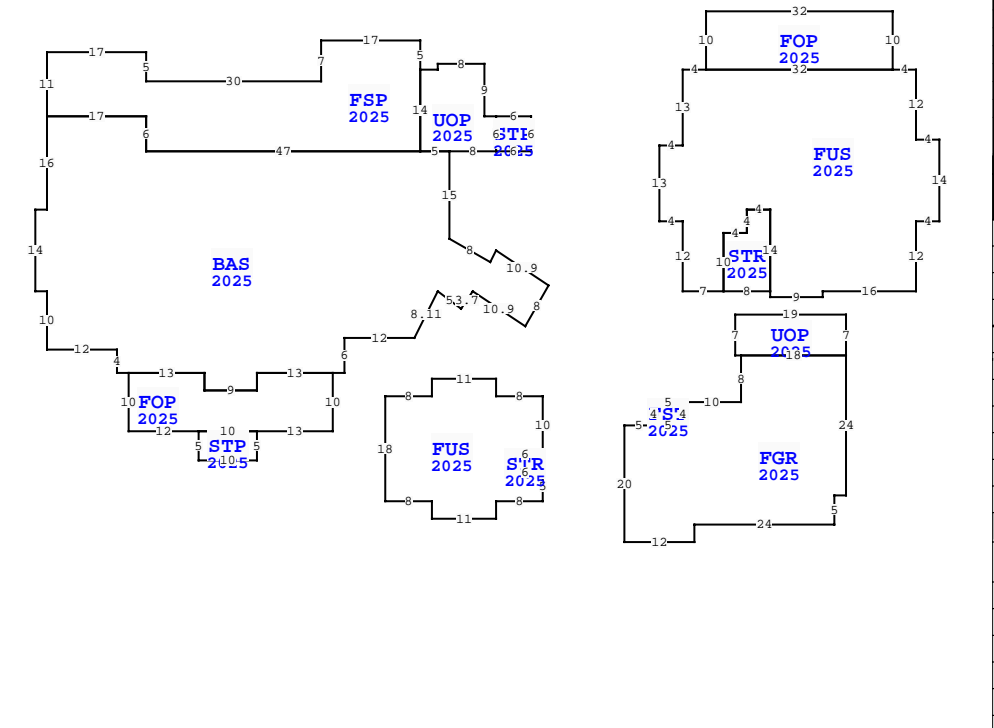


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2025		Heated Area: 4803		HX Base Yr 2025					



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		3,025,093		
TOTAL MARKET OB/XF VALUE		88,413		
TOTAL LAND VALUE - MARKET		1,300,000		
TOTAL MARKET VALUE		4,413,506		
SOH/AGL Deduction		205,222		
ASSESSED VALUE		4,208,284		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		4,157,562		
TOTAL JUST VALUE		4,413,506		
NCON VALUE		3,113,506		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		950,000		

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2036.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,728	100	2025	2,728	387,434
FGR	928	55	2025	510	259,381
FOP	320	30	2025	96	48,825
FOP	323	30	2025	97	49,333
FSP	870	40	2025	348	176,989
FST	20	55	2025	11	5,594
FUS	534	100	2025	534	271,587
FUS	1,541	100	2025	1,541	783,737
STP	36	10	2025	4	2,034
STP	50	10	2025	5	2,543
TOTALS	7,771			5,948	3,025,093

** This building has 14 Sub-Areas
35 SALT HAMMOCK CT, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222196			06/03/2024
20222196	NEW CONSTR	0	05/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1974	5/14/2025	WD	U	I	11	100

GRANTOR: BEACOM JOSEPH & AMY H
GRANTEE: BEACOM JOINT REVOCA
2394/1902 9/23/2020 WD Q V 01 1,065,000
GRANTOR: THE RANGE AT CRANE IS
GRANTEE: BEACOM JOSEPH & AMY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=0,-6] W5 W47 N6 W17 S16 W2 S14 E2 S10 E12 S4 E2 E13 S3 E9 N3 E13 E2 N6 E12 U8R4 D3R4 U3R2 D6R9 U7R4 U6L9 D2L1 U4L7 N15 \$	
FUS=[YR=2025;ORIG=40,-20] E4 E32 E4 S12 E4 S14 W4 S12 W16 S1 W9 N1 N14 W4 S4 W4 S10 W7 N12 W4 N13 E4 N13 \$	
FGR=[YR=2025;ORIG=30,41] E5 E5 N4 E10 N8 E18 S24 W2 S5 W24 S3 W12 N20 \$	
FSP=[YR=2025;ORIG=-69,-12] E17 S6 E47 N14 N5 W17 S7 W30 N5 W17 S11 \$	
FUS=[YR=2025;ORIG=-11,36] E8 N3 E11 S3 E8 S10 W6 S3 E6 S5 W8 S3 W11 N3 W8 N18 \$	
FOP=[YR=2025;ORIG=-55,32] E13 S3 E9 N3 E13 S10 W13 W10 W12	

EXTRA FEATURES																
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
1	0502	FP-CUSTOM	0	100	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
2	0825	BRICK	0	100	0	5,333.00	SF	12.50	12.50	100	2025	2024		100	66,663	
3	0825	BRICK	0	100	0	140.00	SF	12.50	12.50	100	2025	2024		100	1,750	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,300,000.00	1,300,000.00	1,300,000							