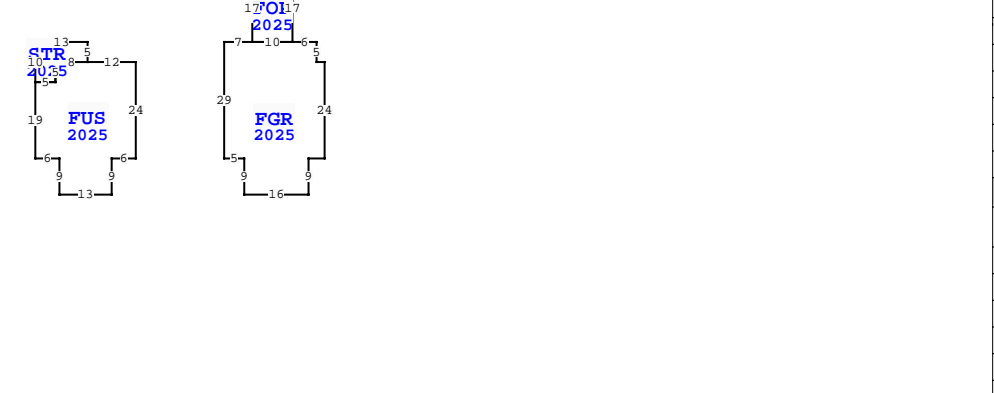


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	22	6,176	333.9072	527.57	3,258,272	2024	2024	0	0	0	0.00	100.00	
1 SFR CUST - 0% - 2025 Heated Area: 5164 HX Base Yr													



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	3,204	100	2025	3,204	690,334
DCK	80	10	2025	8	4,221
FGR	859	55	2025	472	249,013
FOP	140	30	2025	42	22,158
FOP	170	30	2025	51	26,906
FOP	294	30	2025	88	46,426
FOP	630	30	2025	189	99,711
FSP	225	40	2025	90	47,481
FUS	692	100	2025	692	365,078
FUS	1,268	100	2025	1,268	668,959
TOTALS	8,313			6,176	2,582,272

** This building has 15 Sub-Areas
40 SALT HAMMOCK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			3,258,272
TOTAL MARKET OB/XF VALUE			87,360
TOTAL LAND VALUE - MARKET			1,300,000
TOTAL MARKET VALUE			4,645,632
SOH/AGL Deduction			255,000
ASSESSED VALUE			4,390,632
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,390,632
TOTAL JUST VALUE			4,645,632
NCON VALUE			3,345,632
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			950,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211370	NEW CONSTR	0	06/16/2021
20211371	ADDITION	0	06/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/1942	3/03/2025	WD	U	I	11	100

GRANTOR: KUBISTA KIRK & JANET
GRANTEE: KUBISTA KIRK & JANE
2404/1192 | 10/28/2020 | WD | Q | V | 01 | 1,110,000
GRANTOR: CAM BRADFORD HOMES LL
GRANTEE: KUBISTA KIRK & JANE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=110,50] E14 N8 E2 N5 E2 N8 N10 E2 N30 W6 N2 W14 S18 S12 W6 N2 W15 S2 W6 N12 N17 W15 W3 W12 S15 W5 S16 E5 E9 S18 E3 S4 E18 N4 E6 S2 E15 N2 E6 S10 S3 \$	
FOP=[YR=2025;ORIG=53,19] E9 S18 E3 S4 E18 N4 E6 S2 E15 N2 E6 S10 W45 W10 W2 N28 \$	
DCK=[YR=2025;ORIG=128,29] E6 N15 W4 S5 W2 S10 \$	
FOP=[YR=2025;ORIG=110,-23] E14 S10 W14 N10 \$	
PTO=[YR=2025;ORIG=110,-23] W7 S10 S18 E7 N18 N10 \$	
POP=[YR=2025;ORIG=110,5] W7 W13 W7 S12 E6 N2 E15 S2 E6 N12 \$	
PTO=[YR=2025;ORIG=83,5] E7 N17 N11 W7 S11 S17 \$	
UOP=[YR=2025;ORIG=68,-23] E15 S11 W15 N11 \$	
FSP=[YR=2025;ORIG=68,-12] W3 W12 N15 E15 S4 S11 \$	

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	0855	CONC PAVER	0	0	0	0		2,558.00	SF	10.00	10.00	100	2025	2024	100	25,580
2	0861	POOL GUNIT	0	0	0	0		468.00	SF	85.00	85.00	100	2025	2024	100	39,780
3	0871	POOL HTR R	0	0	0	0		1.00	UT	2,000.00	2,000.00	100	2025	2024	100	2,000
4	0502	FP-CUSTOM	0	0	0	0		2.00	UT	10,000.00	10,000.00	100	2025	2024	100	20,000

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		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							