

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 90
Interior Wall	08	DECORATIVE 10
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	22	4,151	300.8796	475.39	1,973,344	2020	2020	0	0	0	1.50	98.50		
1 SFR CUST - 0% - 2024 Heated Area: 3462 HX Base Yr														

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	2,793.00	SF	10.00	10.00	100	2020	2020	3	98	27,371	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

** This building has 12 Sub-Areas
32 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		1,943,744	
TOTAL MARKET OB/XF VALUE		30,836	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		2,399,580	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,399,580	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,399,580	
TOTAL JUST VALUE		2,399,580	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,309,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0508	PORCH ADDITION PE	25,000	10/11/2024
20190177	CO ISSUED	0	02/04/2020
20190177	NEW CONSTR	0	02/26/2019
20190178	GARAGE	0	02/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1851	5/12/2023	WD Q	Q	I	01	3,100,000

GRANTOR: REA WILLIAM J & CONNI
GRANTEE: BOBEAR DANIEL F IRR
2326/1899 12/13/2019 WD Q I 01 500,000
GRANTOR: PICKETT CONSTRUCTION
GRANTEE: REA WILLIAM J & CON

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W13 DCK=[YR=2020] N1 STP=[YR=2020] E5 N5 W5 S5 \$ N7 W28 S8E1 FSP=[YR=2020] S12 E27 N12 W27 \$ E27 \$ S12 W27 N12 W4 N2 W9 S2 W4 S20 W3 S8 E3 S7 E3 S11 E1 POP=[YR=2020] S10 E16 STP=[YR=2020] S4 E8 N4 W8 \$ E24 N10 W40 \$ E41 N4 E2 FOP=[YR=2020] S24FDG=[YR=2020] W2 FOP=[YR=2020] W3 S24 E3 N24 \$ S24 E24 N9 STR=[YR=2020] E4 N19 W5 S4 E1 S15 \$ N15 W22 \$ E5 N24 W5 \$ E10 N42 \$ PTR= E30 FUS=[YR=2020] E10 N4 E22 S5 E10 S19 W7 N1 W6 S8 W15 N8 W6 S1 W8 N20 \$ W30 \$ PTR= N30 SFB=[YR=2020] N24 E10 S24 W10 \$ S30 \$.

LAND DESCRIPTION	TOTAL OB/XF
1 000100 C RES 0 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 425,000.00 425,000.00 425,000	30,836