LOT 4
PT OR 1786/444
HAMBYS SUB PB 2/32

HAMMERTIME AMELIA LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2026

00-00-31-1360-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 60
Roof Cover	12	MODULAR MT 40
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

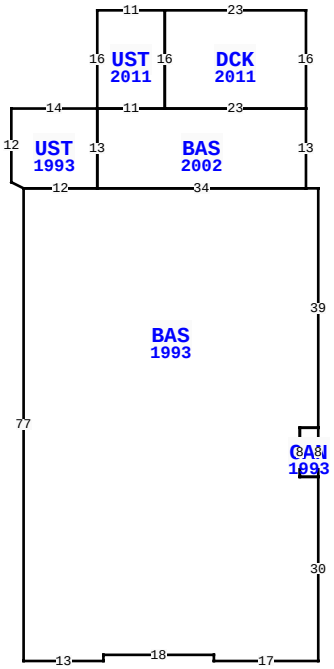
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,654	100	1993	3,654	186,446
BAS	442	100	2002	442	22,553
CAN	24	30	1993	7	357
DCK	368	10	2011	37	1,888
UST	181	40	1993	72	3,674
UST	176	40	2011	70	3,572
TOTALS	4,845			4,282	218,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3301	04	4,282	81.8047	102.05	436,978	1945	1985	0	0	0	50.00	50.00

1 BARS 0% - 0 Heated Area: 4096 HX Base Yr



2045 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/08/2026	KW	LGL DATE		
XF DATE	01/08/2026	KW	LAND DATE	05/07/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,489
TOTAL MARKET OB/XF VALUE	10,569
TOTAL LAND VALUE - MARKET	391,020
TOTAL MARKET VALUE	620,078
SOH/AGL Deduction	234,987
ASSESSED VALUE	385,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,091
TOTAL JUST VALUE	620,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,141

HAMMERHEAD BAR - WOODED DECKS ARE ON ADJCNT PRCL:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190007	REMODEL - RESTROO	27,000	02/21/2019
20160310	REWIRE DUE TO RF	1,000	02/04/2016
20160071	REPAIR/RRF	18,000	01/13/2016
20130585	ELEC OTHER	500	03/22/2013
20130529	XFOB	20,750	03/15/2013
20121336	A/C W DUCTWORK	8,000	07/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1786/0444	3/30/2012	WD	U	I	11	718,200
GRANTOR: HALL LOWELL & SHARON						
GRANTEE: HAMMERTIME AMELIA L						
1770/0932	12/13/2011	TD	U	I	30	215,000
GRANTOR: FAMILY TRUST OF LOWEL						
GRANTEE: HAMMERTIME AMELIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W34 W12 S77 E13 N1 E18 S1 E17 N30 W3 N8 E3 N39 $
BAS=[YR=2002;ORIG=-2,-0] N13 W23 W11 S13 E34 $
DCK=[YR=2011;ORIG=-2,-13] N16 W23 S16 E23 $
UST=[YR=1993;ORIG=-36,-13] W14 S12 D1R2 E12 N13 $
UST=[YR=2011;ORIG=-25,-29] W11 S16 E11 N16 $
CAN=[YR=1993;ORIG=0,47] N8 W3 S8 E3 $
.

EXTRA FEATURES

LN	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	0801	ASPHALT A	0	0	0	0	377.00	SF	3.00	3.00	100	1970	1970	3	50	566	
2	0811	CONCRETE B	0	0	0	0	711.00	SF	5.20	5.20	100	1960	1960	3	20	739	
4	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1980	1980	3	42	63	
5	0801	ASPHALT A	0	0	0	0	1,292.00	SF	3.00	3.00	100	1992	1992	3	50	1,938	
6	1243	WD DECK F	0	0	12	5	60.00	SF	8.00	8.00	100	1986	1986	3	20	96	
7	0443	STK FNC 6'	0	0	0	0	20.00	LF	10.00	10.00	100	1986	1986	3	20	40	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1945	1945	3	20	80	
9	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	1986	1986	3	20	900	
10	0446	BOX FNC 6'	0	0	0	0	14.00	LF	20.00	20.00	100	2010	2010	3	35	98	
11	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	1,543	

TOTAL OB/XF 6,063

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003300	C	NIGHT CLUB	0	0003	C-1	59.00	110.00	6,517.00	SF		1.00	1.00	1.00	60.00	60.00	391,020							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.15 Total Land Value: 391,020 Market: 0 Agricultural: 0 Common: 391,020 PRINTED 07/09/2026 BY SYS

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120674	INSTALL 4' FENCE	500	04/18/2012
20120455	INSTALL EXIT SIGN	450	03/19/2012
20120356	REMEDIAL FRAME WO	3,000	03/05/2012
20120334	INSTALL 100 AMP P	1,350	03/01/2012
20120342	DUCTWORK	400	03/01/2012
20120302	RENOVATE PLUMBING	3,970	02/24/2012

SALES DATA

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BUILDING NOTES

EXTRA FEATURES

LN	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
12	0141	BAR TOP L	0	0	0	0	42.00	LF	86.00	86.00	100	2013	2013	3	50	1,806	
13	1076	TRELLIS A	0	0	25	16	400.00	SF	7.50	7.50	100	2014	2014	3	90	2,700	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,506

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.15 Total Land Value: 391,020 Market: 0 Agricultural: 0 Common: 391,020 PRINTED 07/09/2026 BY SYS