

E1/2 OF LOT 58
PT OR 1786/444
HAMBYS SUB PB 2/32

HAMMERTIME AMELIA LLC
PO BOX 16569
FERNANDINA BEACH, FL 32035

2026

00-00-31-1360-0058-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	110	15	2012	16	1,506
BAS	728	100	2011	728	68,502
FOP	48	30	1993	14	1,317
FOP	36	30	2011	11	1,035
FUS	840	100	1993	840	79,040
SFB	384	80	2011	307	28,887
STP	36	10	2011	4	376
STR	40	10	2011	4	376
UST	239	45	2011	108	10,162
TOTALS	2,461			2,032	191,202

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0443	STK FNC 6'	0	0	0	97.00	LF	10.00	10.00	100	2000
3	0940	SHEDS/PORT	0	0	6	36.00	SF	30.00	30.00	100	2000
5	0443	STK FNC 6'	0	0	0	14.00	LF	10.00	10.00	100	2000
6	0444	BOX FNC 4'	0	0	0	11.00	LF	6.50	6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	0	0003	C-1	53.00	75.00	4,031.00	SF	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,032	88.2000	122.60	249,123	1946	1986	0	0	23.25	76.75
1 DUPLEX 0% - 0 Heated Area: 1875 HX Base Yr											
BLD DATE 01/13/2022 KK LGL DATE 05/07/2026 DC XF DATE 01/13/2022 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
452											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,202	
TOTAL MARKET OB/XF VALUE		452	
TOTAL LAND VALUE - MARKET		181,395	
TOTAL MARKET VALUE		373,049	
SOH/AGL Deduction		19,891	
ASSESSED VALUE		353,158	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		353,158	
TOTAL JUST VALUE		373,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163429	REPAIR/RRF	5,650	12/14/2016
20162711	REMODEL	25,000	10/03/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1786/0444	3/30/2012	WD	U	I	11
GRANTOR: HALL LOWELL & SHARON					
GRANTEE: HAMMERTIME AMELIA L					
1770/0060	11/21/2011	WD	U	I	30
GRANTOR: HALL LOWELL & SHARON					
GRANTEE: HALL LOWELL & SHARO					

BUILDING NOTES											
UST=[YR=2011] W27 FOP=[YR=2011] N3 W12 S3 SFB=[YR=2011] S32 E12 BAS=[YR=2011] S8 E26 N28 W26 S20 \$ N32 W12 \$ E12 \$ S12 E10 N5 E17 N7 \$ PTR= E15 BAL=[YR=2012] E10 S5 FOP=[YR=1993] E8 S2 STR=[YR=2011] E10 STP=[YR=2011] N3 E4 S9 W4 N6 \$ S4 FUS=[YR=1993] S30 W28 N30 E28 \$ W10 N4 \$ S4 W8 N6 \$ S6 W10 N11 \$ W15 \$.											