

BOBEAR DANIEL F & KRISTEN P
32 SALT HAMMOCK CT
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories

Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

31

HARDIE BRD 100

08

IRREGULAR 100

13

STAND SEAM 100

05

DRYWALL 90

08

DECORATIVE 10

12

HARDWOOD 70

11

CLAY TILE 30

03

CENTRAL 100

04

AIR DUCTED 100

4 100

3 100

02

WOOD FRAME 100

1.5

1.5 100

0

100

03

Quality Level 03

0100

SINGLE FAMILY

MKT AREA

01

2036.0100

TYPEMDL

EFF. AREAEFF. AREA

TOT ADJ PTSTOT ADJ PTS

EFF. BASE RATEEFF. BASE RATE

REPL. COST NEWREPL. COST NEW

AYBAYB

EYBECON

FNCFT

NORM

% CONDD%

0500

22

4,194

300,8796

479.48

2,010,939

2020

2020

0

0

2.00

98.00

1 SFR CUST

0% - 2024

Heated Area: 3462

HX Base Yr

Area Diagram

Diagram Description

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,259

100

2020

2,259

1,061,482

FDG

576

60

2020

346

162,582

FOP

72

30

2020

22

10,338

FOP

120

30

2020

36

16,916

FOP

216

30

2020

65

30,543

FOP

400

30

2020

120

56,387

FSP

324

40

2020

130

61,085

FUS

1,011

100

2020

1,011

475,059

SFB

240

80

2020

192

90,219

STP

25

10

2020

2

940

TOTALS

5,355

4,194

1,970,720

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

2 0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

2020

2020

3

98

3,430

LAND DESCRIPTION

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

425,000.00

425,000.00

425,000

REVIEW DATE

01/01/2023

BY CD

Total Acres: 0.00

Total Land Value: 425,000

Market: 0

Agricultural: 0

Common: 425,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. AREA

TOT ADJ PTSTOT ADJ PTS

EFF. BASE RATEEFF. BASE RATE

REPL. COST NEWREPL. COST NEW

AYBAYB

EYBECON

FNCFT

NORM

% CONDD%

0500

22

4,194

300,8796

479.48

2,010,939

2020

2020

0

0

2.00

98.00

1 SFR CUST

0% - 2024

Heated Area: 3462

HX Base Yr

Area Diagram

Diagram Description

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

** This building has 12 Sub-Areas

32 SALT HAMMOCK CT, FERNANDINA BEACH

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2871/0147

5/20/2026

WD U

I

11

100

GRANTOR: BOBEAR DANIEL F & KRI

GRANTEE: BOBEAR DANIEL F & K

2871/0145

5/20/2026

TD U

I

30

3,210,000

GRANTOR: BOBEAR DANIEL F IRREV

GRANTEE: BOBEAR DANIEL F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W13 S12 W27 N12 W4 N2 W9 S2 W4 S20 W3 S8 E3 S7 E3 S11 E1 E41 N4 E2 E10 N42 \$

FUS=[YR=2020;ORIG=30,0] E10 N4 E22 S5 E10 S19 W7 N1 W6 S8 W15 N8 W6 S1 W8 N20 \$

FDG=[YR=2020;ORIG=-10,66] W2 S24 E24 N9 N15 W22 \$

FOP=[YR=2020;ORIG=-53,46] S10 E16 E24 N10 W40 \$

FSP=[YR=2020;ORIG=-40,0] S12 E27 N12 W27 \$

SFB=[YR=2020;ORIG=0,-30] N24 E10 S24 W10 \$

FOP=[YR=2020;ORIG=-13,0] N1 N7 W27 S8 E27 \$

FOP=[YR=2020;ORIG=-10,42] S24 E5 N24 W5 \$

STR=[YR=2020;ORIG=12,81] E4 N19 W5 S4 E1 S15 \$

FOP=[YR=2020;ORIG=-12,66] W3 S24 E3 N24 \$