



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC	3030.00			

TOTALS	3,125		2,420	357,862
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0 100	0 0
2	0812	CONCRETE C	0 100	0 0
3	0810	CONCRETE A	0 100	0 0
4	0861	POOL GUNIT	0 100	0 0
5	0845	KOOL DECK	0 100	0 0
6	0810	CONCRETE A	0 100	8 4
7	0877	JACUZZI	0 100	0 0
8	0910	SCRN RM L	0 100	37 22
9	0462	ST/AL FNC	0 100	0 0
10	0830	FLAGSTONE	0 100	0 0

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,420	129.0415	153.24	370,841	2001	2015	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 1934 HX Base Yr 2021									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									

9545 HILDRETH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		357,862	
TOTAL MARKET OB/XF VALUE		23,802	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		631,664	
SOH/AGL Deduction		101,344	
ASSESSED VALUE		530,320	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		480,320	
TOTAL JUST VALUE		631,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215564	REPAIR/RRF	0	03/01/2021
B0107937	XFOB	4,500	02/01/2001
B0007332	NEW CONSTR	100,000	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0208	10/23/2020	WD	Q	I	01	654,000
GRANTOR: ANDERSEN MICHAEL A &						
GRANTEE: MCGURN MARY & GORDO						
1304/1046	3/24/2005	WD	Q	I		535,000
GRANTOR: GREEN ERIK & PRISCILL						
GRANTEE: ANDERSEN MICHAEL A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W16 PTO=[YR=2001] N5 W4 S5 FOP=[YR=2001] W36 S1 PTO=[YR=2001] W4 S5 E4 N5 S \$ S5 E1 S7 E15 N6 E2 N3 E6 S3 E1 S4 E11 N11 \$ E4 \$ W4 S11 W11 N4 W1 N3 W6 S3 W2 S6 W15 N7 W15 S25 W2 S7 E2 FGR=[YR=2001] S22 E23 N27 W4 S3 W13 S2 W6 \$ E6 N2 E13 N3 E4 S4 E9 S3 E12 N3 FOP=[YR=2001] E26 N11 W17 S6 W9 S5 \$ N5 E9 N6 E17 N26 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00