

LOT 4
IN OR 1820/1126
AZALEA POINTE PB 6/164-165

SCHOFF JAMES A & ANNE E
9557 HILDRETH LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0131-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	16	WD FR STUC 100	0900	01	2,887	124.0988	147.37	425,457	2001	2001	0	0	10.50	89.50														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 2459												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 90																										
Interior Floo	11	CLAY TILE 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA																								
NEIGHBORHOOD/LOC			3030.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,459	100	2,459	324,333																								
FGR	504	55	277	36,535																								
FOP	85	30	26	3,430																								
FOP	200	30	60	7,914																								
FOP	216	30	65	8,573																								
TOTALS			3,464	2,887	380,784																							
EXTRA FEATURES					9557 HILDRETH LN, FERNANDINA BEACH																							
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	0811	CONCRETE B	0	100	0	0	876.00	SF	5.20	5.20	100	2001	2001	3	82	3,735												
2	0812	CONCRETE C	0	100	0	0	159.00	SF	4.00	4.00	100	2001	2001	3	82	522												
3	0861	POOL GUNIT	0	100	0	0	252.00	SF	85.00	85.00	100	2001	2001	3	29	6,212												
4	0845	KOOL DECK	0	100	0	0	745.00	SF	7.25	7.25	100	2001	2001	3	82	4,429												
5	0910	SCRN RM L	0	100	0	0	991.00	SF	15.00	15.00	100	2001	2001	3	20	2,973												
6	0861	POOL GUNIT	0	100	0	0	32.00	SF	255.00	255.00	100	2013	2013	3	75	6,120												
TOTAL OB/XF 23,991																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000											
REVIEW DATE 06/13/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																												

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

380,784

23,991

250,000

654,775

261,192

393,583

50,000

343,583

654,775

0

591,381

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1327490

REMODEL

9,000

07/01/2013

B1326761

SPA

18,692

01/01/2013

E1225585

NEW CONSTR

0

11/01/2012

P1216212

REMODEL

0

11/01/2012

B1226550

BATH REM

16,000

10/01/2012

B0108804

XFOB

7,249

09/01/2001

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1820/1126

10/05/2012

WD Q

I

02

482,500

GRANTOR: MINASI JOHN S & JILL

GRANTEE: SCHOFF JAMES A & AN

0965/1933

1/10/2001

WD U

V

21

70,500

GRANTOR: BRYLEN HOMES LTD

GRANTEE: MINASI JOHN S & JIL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W25 FOP=[YR=2001] N12 W18 BAS=[YR=2001] W18 S34 FGR=[YR=2001] W12 S25 E21 N18 E5 N3 W14 N4 \$ S4 E14 S3 W5 S19 E15 N10 E14 FOP=[YR=2001] S9 E11 N2 W2 N7 W9 \$ E9 S7 E14 N37 W25 N8 W18 N12 \$ S12 E18 \$ S8 E25 N8 \$.