

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,664	100	2,664	338,902
FGR	689	55	379	48,215
FOP	126	30	38	4,834
FOP	200	30	60	7,633
FUS	644	100	644	81,926
STP	8	10	1	128

TOTALS	4,331	3,786	481,637
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EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	2,019.00	SF	4.00	100	2002	2002	3	83	6,703	
3	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	100	2002	2002	3	83	674	

LAND DESCRIPTION			TOTAL OB/XF 10,422													
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
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

REVIEW DATE	10/11/2021	BY	RK
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,786	115.8165	137.53	520,689	2002	2007	0	0
1 SNGL FAM - 100% - 2005									
Heated Area: 3308									
HX Base Yr 2005									

9550 HILDRETH LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		481,637	
TOTAL MARKET OB/XF VALUE		10,422	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		742,059	
SOH/AGL Deduction		372,997	
ASSESSED VALUE		369,062	
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE		314,062	
TOTAL JUST VALUE		742,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		672,347	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212546	REPAIR/RRF	0	03/01/2021
B018612	NEW CONSTR	257,820	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0986/0236	5/14/2001	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: MESSINA ANDREW & AL					
0956/1560	11/02/2000	WD	U	V	09
GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W34 S9 FOP=[YR=2002] W3 STP=[YR=2002] N2 W4 S2 E4 W19 S6 E2 S5 E14 N4 E2 N2 E4 N5 S5 W4 S2 W2 S4 W14 N5 W2 N6 W13 S38 E7 N1 E7 FOP=[YR=2002] S4 W1 S3 E18 FGR=[YR=2002] S25 E23 N29 W9 N6 W3 S5 W4 S1 W7 S4 S4 N4 W4 N2 W2 N4 W6 S3 W5 E5 N3 E6 S4 E2 S2 E11 N1 E4 N5 E3 S6 E15 N10 E9 N39 S PTR=N15 FUS=[YR=2002] N26 E12 N8 E5 S5 E2 S3 E4 S26 W23 S15 \$.	