BLOCK 10 LOT 6
IN OR 1743/1350
BUCKS FDNA BEACH 2 PB 3/17

HILDEBRAND ZELL G
2915 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

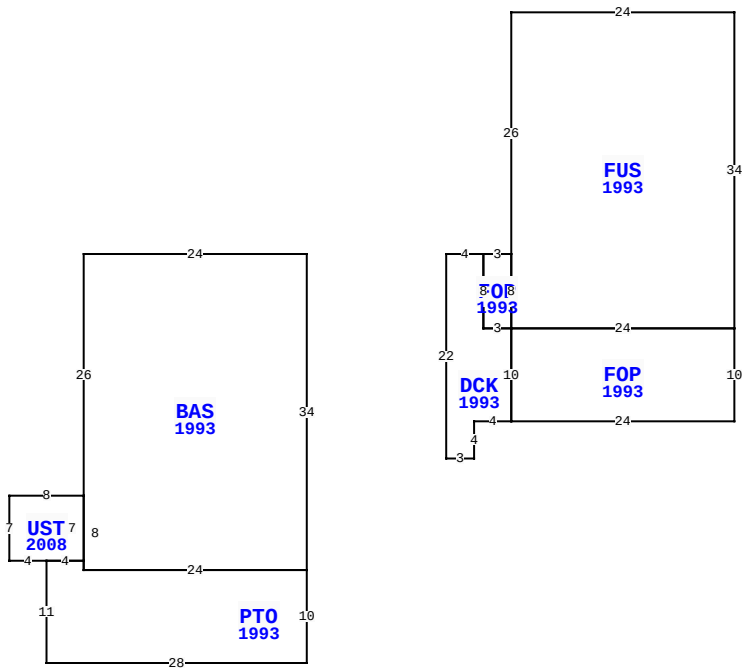
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	77,169
DCK	114	10	11	1,041
FOP	24	30	7	662
FOP	240	30	72	6,809
FUS	816	100	816	77,169
PTO	284	5	14	1,324
UST	56	45	25	2,364
TOTALS	2,350		1,761	166,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,761	102.5000	122.23	215,247	1972	1972	0	0	0	22.63	77.37

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



2815 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,447
TOTAL MARKET OB/XF VALUE	16,622
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	453,069
SOH/AGL Deduction	109,414
ASSESSED VALUE	343,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,655
TOTAL JUST VALUE	453,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132372	FILPOOL	320	10/09/2013
20071705	ELEC OTHER	3,000	09/10/2007
B033212	XFOB	1,000	06/17/2003
B032958	REPAIR/RRF	20,000	04/21/2003
B032956	REPAIR/RRF	4,000	04/15/2003
B032764	XFOB	2,000	03/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/1350	6/20/2011	QC	U	I	11	100
GRANTOR: HILDEBRAND RICHARD A						
GRANTEE: HILDEBRAND RICHARD						
1509/1174	7/02/2007	WD	Q	I		425,000
GRANTOR: LANDON DONALD R & DOR						
GRANTEE: HILDEBRAND RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S26 UST=[YR=2008] W8 S7 E4 PTO=[YR=1993] S11 E28 N10 W24 N1 W4$ E4 N7$ S8 E24 N34 $ PTR= E15
DCK=[YR=1993] E4FOP=[YR=1993] E3 FUS=[YR=1993] N26 E24 S34 FOP=[YR=1993] S10 W24 N10 E24 $W24 N8 $ S8 W3 N8 $ S8 E3 S10 W4 S4 W3 N22 $ W15 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
5	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	1972	1972	3	24	829	
6	0811	CONCRETE B	0	0	0	0	1,028.00	SF	5.20	5.20	100	2002	2002	3	83	4,437	
7	0845	KOOL DECK	0	0	0	0	823.00	SF	7.25	7.25	100	1981	1981	3	38	2,267	
8	0811	CONCRETE B	0	0	21	24	504.00	SF	5.20	5.20	100	1984	1984	3	47	1,232	
9	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2003	2003	3	22	317	
10	0812	CONCRETE C	0	0	0	0	1,405.00	SF	4.00	4.00	100	2003	2003	3	84	4,721	
11	0810	CONCRETE A	0	0	0	0	311.00	SF	6.50	6.50	100	1972	1972	3	24	485	
12	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1990	1990	3	20	50	
13	1123	CB 8"	0	0	42	3	126.00	SF	6.15	6.15	100	1972	1972	3	24	186	

TOTAL OB/XF 15,554

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0			65.00	172.00	65.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	260,000							

REVIEW DATE 05/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/02/2023 BY SYS

BLOCK 10 LOT 6
IN OR 1743/1350
BUCKS FDNA BEACH 2 PB 3/17

HILDEBRAND ZELL G
2915 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0010-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

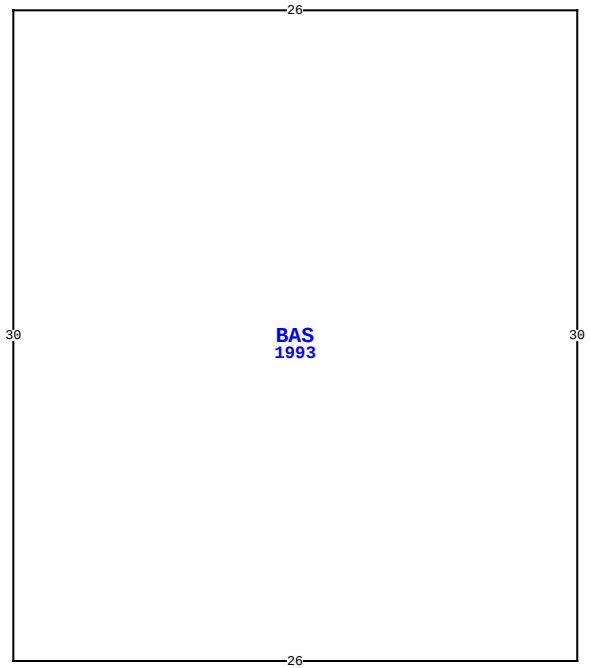
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	9,910
TOTALS	780		780	9,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	72.6000	25.41	19,820	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 780 HX Base Yr



2815 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,447
TOTAL MARKET OB/XF VALUE	16,622
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	453,069
SOH/AGL Deduction	109,414
ASSESSED VALUE	343,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,655
TOTAL JUST VALUE	453,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021617	XFOB	2,000	09/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1743/1350	6/20/2011	QC	U	I	11	100
GRANTOR: HILDEBRAND RICHARD A						
GRANTEE: HILDEBRAND RICHARD						
1509/1174	7/02/2007	WD	Q	I		425,000
GRANTOR: LANDON DONALD R & DOR						
GRANTEE: HILDEBRAND RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S30 E26 N30$.

EXTRA FEATURES

LN	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
14	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	1972	1972	3	24	109	
15	0462	ST/AL FNC	0	0	0	0	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
16	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	1972	1972	3	24	140	
17	0940	SHEDS/PORT	0	0	13	12	156.00	SF	20.10	20.10	100	2000	2000	3	20	627	

LAND DESCRIPTION

TOTAL OB/XF 1,068

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/02/2023 BY SYS