LOT 9
FOREST HILLS # 1 PB 2/76

HORD EUGENE T III L/E/
1 ILAN CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

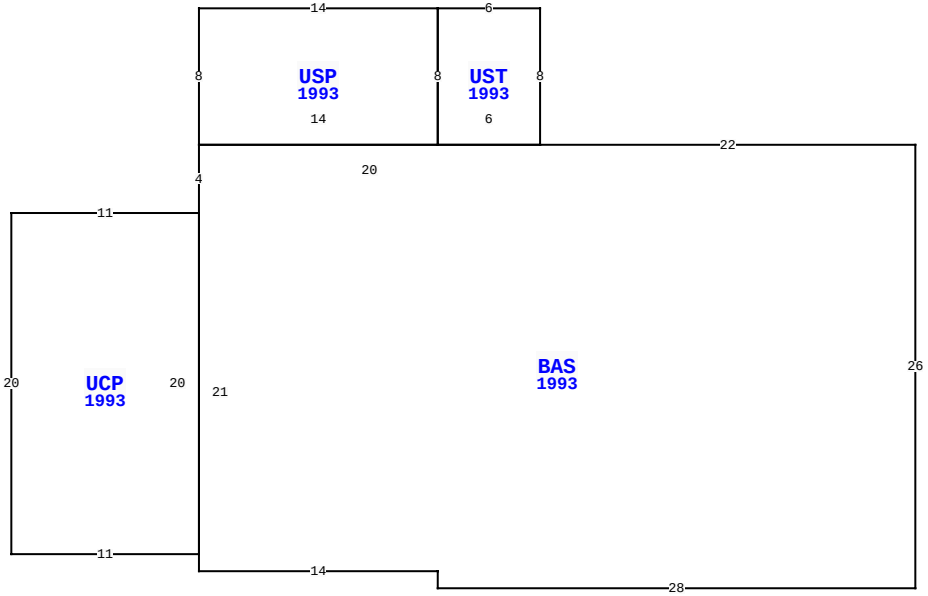
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1,078	94,505
UCP	220	20	44	3,858
USP	112	30	34	2,981
UST	48	45	22	1,928
TOTALS	1,458		1,178	103,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	122.9600	110.97	130,723	1955	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1078 HX Base Yr 2020



1 ILAN CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,271
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		328,271
SOH/AGL Deduction		143,288
ASSESSED VALUE		184,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,983
TOTAL JUST VALUE		328,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111616	H/AC	3,400	09/14/2011
6956	REPAIR/RRF	2,550	03/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2351/0835	3/31/2020	LE	U	I	11	100
GRANTOR: HORD EUGENE T III						
GRANTEE: HORD MAX BENTON						
1936/1690	4/17/2014	DG	U	I	11	100
GRANTOR: HORD MAX A						
GRANTEE: HORD EUGENE T III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UST=[YR=1993] N8 W6 USP=[YR=1993] W14 S8 E14 N8$ S8 E6$ W20 S4 UCP=[YR=1993] W11S20 E11 N20$ S21 E14 S1 E28 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0006	R-1	100.00	115.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS