

LOT 5
IN OR 1900/1734
AZALEA POINTE PB 6/164-165

ADAMS CATHERINE D REVOCABLE TRUST/ADAMS CATHERINE
9577 HILDRETH LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0005-0000

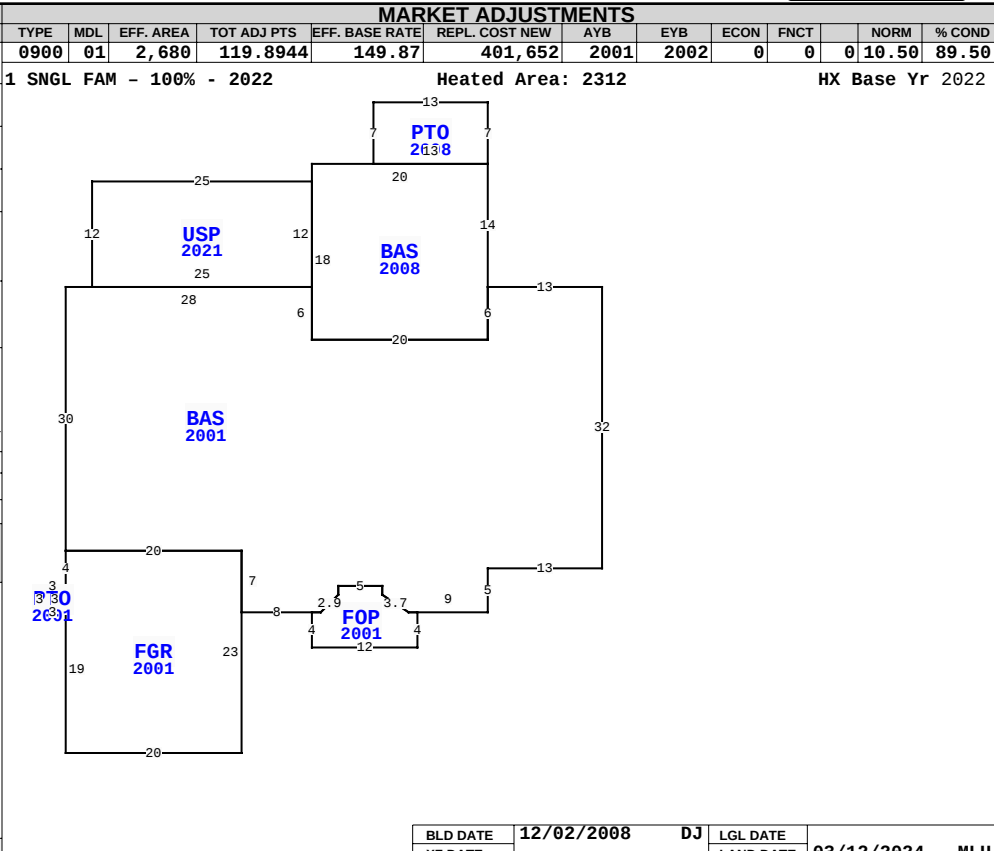


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 03
NEIGHBORHOOD/LOC	3030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1,912	256,463
BAS	400	100	400	53,653
FGR	460	55	253	33,936
FOP	68	30	20	2,682
PTO	9	5	0	0
PTO	91	5	5	670
USP	300	30	90	12,072
TOTALS	3,240		2,680	359,479

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	800.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0811	CONCRETE B	0 100	0	0	650.00	SF	5.20	5.20
4	0810	CONCRETE A	0 100	0	0	92.00	SF	6.50	6.50
5	0855	CONC PAVER	0 100	0	0	336.00	SF	10.00	10.00

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	PUD	0.00	0.00	1.00



TOTAL OB/XF									
16,899									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	800.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0811	CONCRETE B	0 100	0	0	650.00	SF	5.20	5.20
4	0810	CONCRETE A	0 100	0	0	92.00	SF	6.50	6.50
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16,899									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					359,479				
TOTAL MARKET OB/XF VALUE					16,899				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					676,378				
SOH/AGL Deduction					92,646				
ASSESSED VALUE					583,732				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					533,732				
TOTAL JUST VALUE					676,378				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					610,559				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011419	ADDITION	0	01/01/2021
M14159	MECH OTHER	300	09/01/2008
B21722	ADDITION	26,000	07/01/2008
R11429	REPAIR/RRF	0	07/01/2008
M015124	H/AC	0	06/01/2001
B018255	NEW CONSTR	160,000	05/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1900/1734	1/31/2014	QC	U	I	11	195,000	
GRANTOR: ADAMS DENNIS E & CATH							
GRANTEE: ADAMS CATHERINE D &							
1554/1009	3/07/2008	WD	Q	I		342,500	
GRANTOR: WATKINS GLEN L & SHEI							
GRANTEE: ADAMS DENNIS E & CA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W13 BAS=[YR=2008] N14 PTO=[YR=2008] N7 W13 S7 E13\$ W20 S2 USP=[YR=2021] W25 S12 E25 N12\$ S18 E20 N6\$ S6 W20 N6 W28 S30 FGR=[YR=2001] S4 PTO=[YR=2001] W3 S3 E3 N3 \$ S19 E20 N23 W20 \$ E20S7 E8 FOP=[YR=2001] S4 E12 N4 W1 U2 L3 N1 W5 S1 D2 L2 W1\$ E1 U2 R2 N1 E5 S1 D2 R3 E9 N5 E13 N32 \$.									