LOT 7 IN OR 965/402
AZALEA POINTE PB 6/164-165

HINES CHERYL A
95109 HILDRETH LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

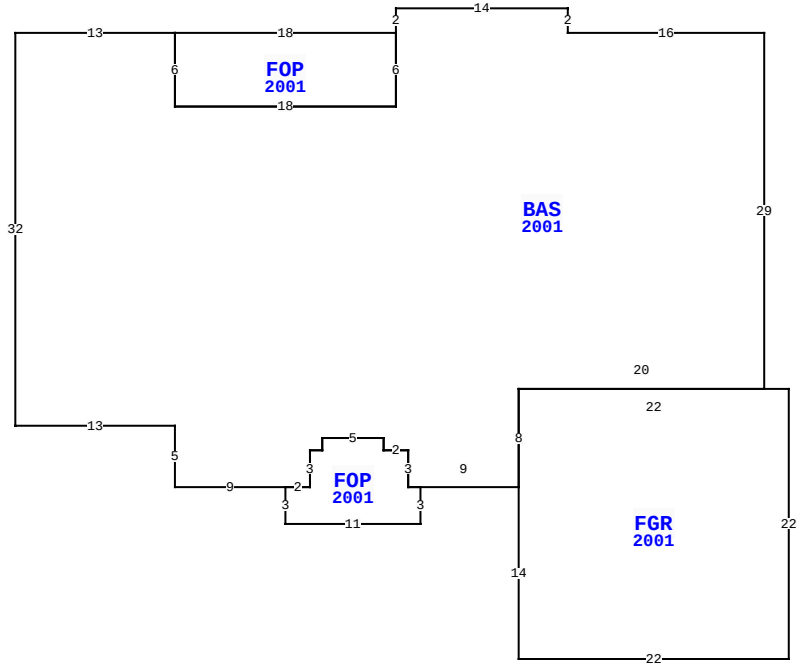
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,923	100	1,923	271,490
FGR	484	55	266	37,554
FOP	62	30	19	2,682
FOP	108	30	32	4,518
TOTALS	2,577		2,240	316,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,240	126.9002	158.63	355,331	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2014 Heated Area: 1923 HX Base Yr 2014



95109 HILDRETH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		316,245
TOTAL MARKET OB/XF VALUE		30,422
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		661,667
SOH/AGL Deduction		299,693
ASSESSED VALUE		361,974
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		306,974
TOTAL JUST VALUE		661,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109152	XFOB	7,300	12/01/2001
M014971	H/AC	0	04/01/2001
P014568	NEW CONSTR	0	03/01/2001
E017858	NEW CONSTR	2,500	03/01/2001
B0107956	NEW CONSTR	258,602	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0965/0402	1/04/2001	WD	U	V	21	74,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HINES CHARLES A & C						
0965/0400	1/04/2001	WD	U	V	19	52,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16N2 W14 S2 FOP=[YR=2001] W18 S6 E18 N6 $ S6 W18 N6 W13 S32 E13 S5 E9 FOP=[YR=2001] S3 E11 N3 W1 N3 W2 N1 W5 S1 W1 S3 W2 $ E2 N3 E1 N1 E5 S1 E2 S3 E9 FGR=[YR=2001] S14 E22 N22 W22 S8 $ N8 E20 N29 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,349.00	SF	4.00	4.00	100	2001	2001	3	80	7,517	
3	0810	CONCRETE A	0	100	0	0	175.00	SF	6.50	6.50	100	2001	2001	3	80	910	
4	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	100	2002	2002	3	29	8,480	
5	0845	KOOL DECK	0	100	0	0	1,131.00	SF	7.25	7.25	100	2002	2002	3	82	6,724	
6	0910	SCRN RM L	0	100	0	0	1,272.00	SF	15.00	15.00	100	2002	2002	3	20	3,816	

LAND DESCRIPTION

TOTAL OB/XF 30,422

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	300,000.00	315,000.00	315,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS