



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

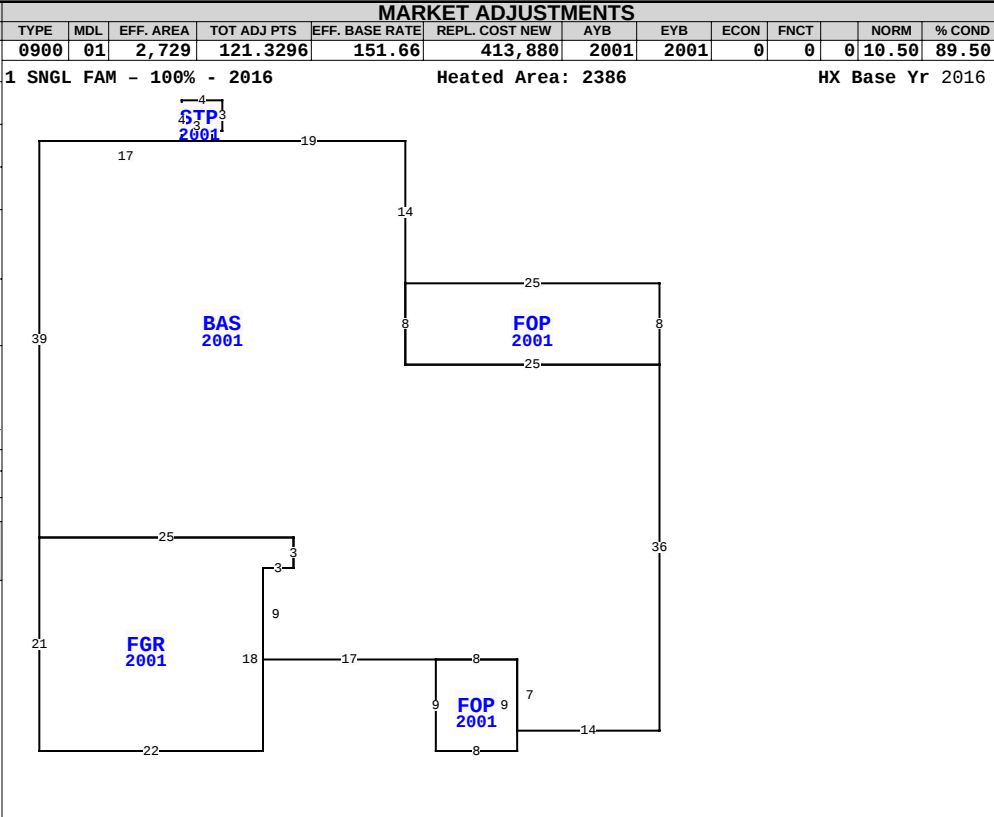
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	2,386	323,866
FGR	471	55	259	35,156
FOP	72	30	22	2,987
FOP	200	30	60	8,145
STP	15	10	2	271

TOTALS	3,144		2,729	370,423
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0858	SCULP CONC	0 100	0	0	528.00	SF	13.00	13.00
3	0858	SCULP CONC	0 100	0	0	94.00	SF	13.00	13.00
4	0861	POOL GUNIT	0 100	0	0	286.00	SF	85.00	85.00
5	0845	KOOL DECK	0 100	0	0	470.00	SF	7.25	7.25
6	0910	SCRN RM L	0 100	0	0	700.00	SF	15.00	15.00

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



95113 HILDRETH LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	3,500.00	100	2001	2001	3	85	2,975	
2	0858	SCULP CONC	0 100	0	0	528.00	SF	13.00	13.00	100	2004	2004	3	96	6,589	
3	0858	SCULP CONC	0 100	0	0	94.00	SF	13.00	13.00	100	2004	2004	3	96	1,173	
4	0861	POOL GUNIT	0 100	0	0	286.00	SF	85.00	85.00	100	2001	2001	3	27	6,564	
5	0845	KOOL DECK	0 100	0	0	470.00	SF	7.25	7.25	100	2001	2001	3	80	2,726	
6	0910	SCRN RM L	0 100	0	0	700.00	SF	15.00	15.00	100	2001	2001	3	20	2,100	

TOTAL OB/XF										22,127						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	300,000.00	315,000.00	315,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										370,423		
TOTAL MARKET OB/XF VALUE										22,127		
TOTAL LAND VALUE - MARKET										315,000		
TOTAL MARKET VALUE										707,550		
SOH/AGL Deduction										318,490		
ASSESSED VALUE										389,060		
TOTAL EXEMPTION VALUE										HX HB WX 55,000		
BASE TAXABLE VALUE										334,060		
TOTAL JUST VALUE										707,550		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										639,091		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318502	H/AC	0	07/01/2013
G01520	GAS	1,800	04/01/2010
B0108750	XFOB	4,634	09/01/2001
B0007483	NEW CONSTR	114,000	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2620/0908	2/14/2023	SW	U	I	11	100	
GRANTOR: NOVAK TAISA E							
GRANTEE: NOVAK TRUST							
2004/0303	9/18/2015	WD	Q	I	01	444,000	
GRANTOR: ALDRIDGE CLIFTON D &							
GRANTEE: NOVAK STEPHEN E & T							

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2001] W25 BAS=[YR=2001] N14 W19 STP=[YR=2001] N1
E1 N3 W4 S4 E3 \$ W17 S39 FGR=[YR=2001] S21 E22 N18 E3 N3 W25
\$ E25 S3 W3 S9 E17 FOP=[YR=2001] S9 E8 N9 W8 \$ E8 S7 E14 N36
W25 N8 \$ S8 E25 N8 \$.