

N18 FT OF LOT 5 & LOT 7
COOPER TERRACE PB 3/15

HILLIARD FAMILY 2023 TRUST/HILLIARD THOMAS J III T
96234 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1220-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	15	CONC BLOCK 50	0100	01	1,972	104.8600	99.62	196,451	1953	1990	0	0	20.63	79.37	STANDARD																				
Exterior Wall	18	CEMENT BRK 50	1 SINGLE FAM - 0% - 0													Heated Area: 1440 HX Base Yr																			
Roof Structur	03	GABLE/HIP 100														VALUATION BY																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										155,923									
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE										13,294									
Interior Floo	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET										260,400									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										429,617									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										115,168									
Bedrooms	3	100														ASSESSED VALUE										314,449									
Bathrooms	1.5	100														TOTAL EXEMPTION VALUE										0									
Frame	03	MASONRY 100														BASE TAXABLE VALUE										314,449									
Stories	1.	1. 100	TOTAL JUST VALUE										429,617																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
Occupancy	00	NONE 100											386,136																						
Quality			03	Quality Level 03																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												01																				
NEIGHBORHOOD/LOC			1008.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,440	100	1,440	113,859																															
FOP	231	30	69	5,456																															
FOP	288	30	86	6,800																															
FOP	56	30	17	1,345																															
FST	56	55	31	2,451																															
UDG	418	55	230	18,186																															
UOP	48	20	10	791																															
UST	198	45	89	7,037																															
TOTALS			2,735	1,972	155,923																														
EXTRA FEATURES			118 S 15TH ST, FERNANDINA BEACH												BLD DATE XF DATE INC DATE																				
															LGL DATE LAND DATE AG DATE																				
															03/25/2024 MLU																				
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	0810	CONCRETE A	0	0	0	0	1,308.00	UT	6.50	6.50	100	1980	1980	3	32.5	2,763																			
2	0752	USP	0	0	26	17	442.00	SF	15.00	15.00	100	1980	1980	3	20	1,326																			
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1953	1953	3	20	700																			
4	0866	POOL FIBER	0	0	26	10	260.00	SF	72.00	72.00	100	1987	1987	3	20	3,744																			
5	0845	KOOL DECK	0	0	0	0	690.00	SF	7.25	7.25	100	1987	1987	3	52	2,601																			
6	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100	1980	1980	3	20	2,160																			
LAND DESCRIPTION			TOTAL OB/XF												13,294																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		R-1	93.00	150.00	93.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	260,400																		
REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 260,400 Market: 0 Agricultural: 0 Common: 260,400 PRINTED 08/06/2024 BY SYS																																			