LOT 2
AZALEA POINTE PB 6/164-165

LAHTI ROBERT RANDALL/BRANTON DENISE MICHELLE
9531 HILDRETH LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0131-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

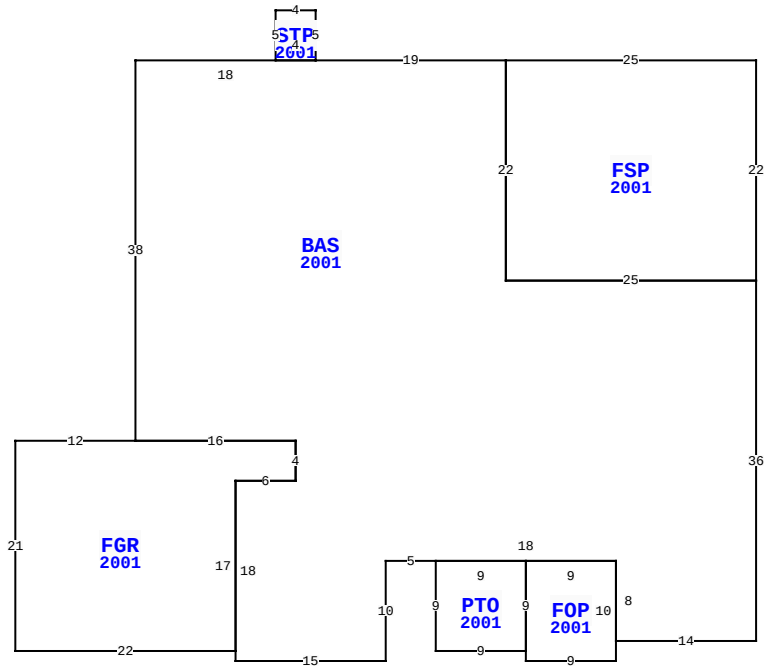
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,668	100	2001	2,668	374,391
FGR	486	55	2001	267	37,467
FOP	90	30	2001	27	3,789
FSP	550	40	2001	220	30,871
PTO	81	5	2001	4	562
STP	20	10	2001	2	280
TOTALS	3,895			3,188	447,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,188	119.4482	157.67	502,652	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 2025 Heated Area: 2668 HX Base Yr



9531 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	447,360
TOTAL MARKET OB/XF VALUE	8,933
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	756,293
SOH/AGL Deduction	0
ASSESSED VALUE	756,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	756,293
TOTAL JUST VALUE	756,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	735,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B015121	H/AC	0	06/01/2001
B0108212	NEW CONSTR	203,280	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/501	3/06/2024	WD	Q	I	01	900,000
GRANTOR: MAHER JERARD F &						
GRANTEE: LAHTI ROBERT RANDAL						
2394/1224	9/18/2020	WD	Q	I	02	550,000
GRANTOR: OCHS JUDITH P STUBBS						
GRANTEE: MAHER JERARD F & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W25 BAS=[YR=2001] W19 STP=[YR=2001] N5 W4 S5 E4 $ W18 S38 FGR=[YR=2001] W12 S21 E22 N17 E6 N4 W16 $ E16 S4 W6 S18 E15 N10 E5 PTO=[YR=2001] S9 E9 FOP=[YR=2001] S1 E9 N10 W9 S9 $ N9 W9 $ E18 S8 E14 N36 W25 N22$ S22 E25 N22$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	0	0	0	955.00	SF	5.20	5.20	100	2001	2001	3	79	3,923	
3	0810	CONCRETE A	0	0	0	0	151.00	SF	6.50	6.50	100	2001	2001	3	79	775	
4	0855	CONC PAVER	0	0	52	3	156.00	SF	10.00	10.00	100	2004	2004	3	83	1,295	

LAND DESCRIPTION

TOTAL OB/XF 8,933

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	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS