



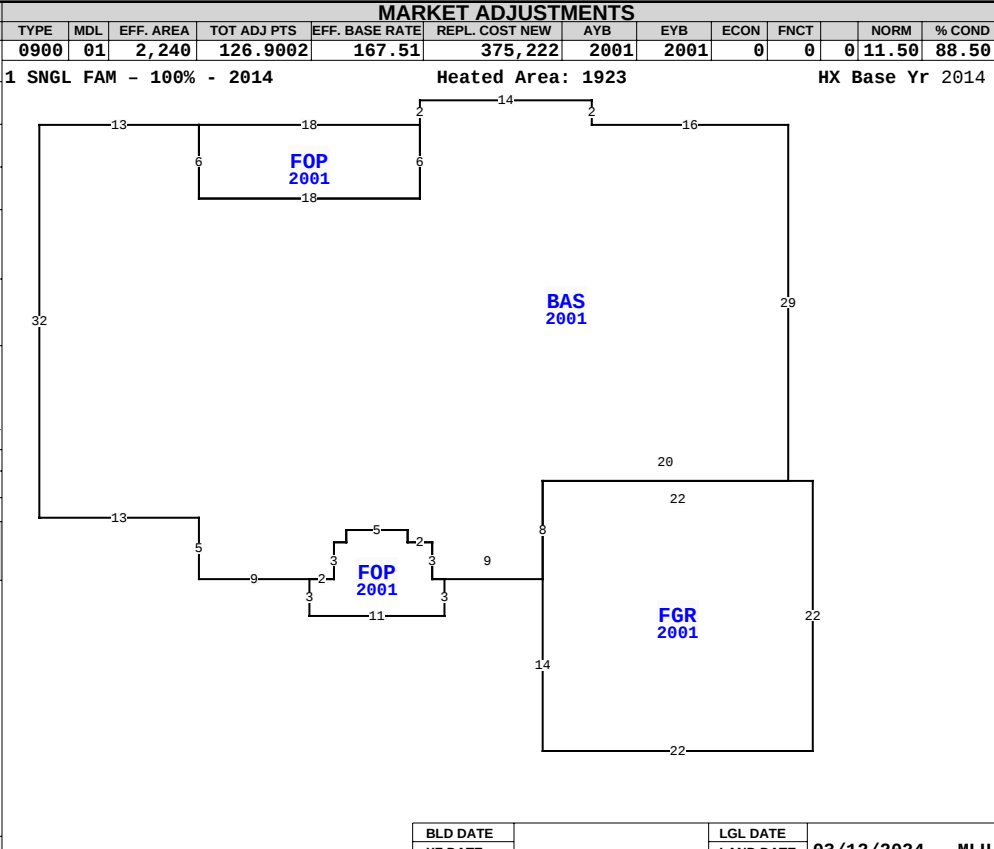
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2001	1,923	285,078
FGR	484	55	2001	266	39,434
FOP	62	30	2001	19	2,817
FOP	108	30	2001	32	4,744
TOTALS	2,577			2,240	332,071

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
2	0812	CONCRETE C	0	100	0	0		2,349.00	SF 4.00
3	0810	CONCRETE A	0	100	0	0		175.00	SF 6.50
4	0861	POOL GUNIT	0	100	0	0		344.00	SF 85.00
5	0845	KOOL DECK	0	100	0	0		1,131.00	SF 7.25
6	0910	SCRN RM L	0	100	0	0		1,272.00	SF 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	RES	100	0003	PUD	0.00	0.00	1.00



95109 HILDRETH LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					332,071				
TOTAL MARKET OB/XF VALUE					29,533				
TOTAL LAND VALUE - MARKET					315,000				
TOTAL MARKET VALUE					676,604				
SOH/AGL Deduction					304,133				
ASSESSED VALUE					372,471				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					316,749				
TOTAL JUST VALUE					676,604				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					661,667				

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									
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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 \$.									