LOT 9 IN OR 976/896
AZALEA POINTE PB 6/164-165

LOTT JANA J
9592 HILDRETH LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0131-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

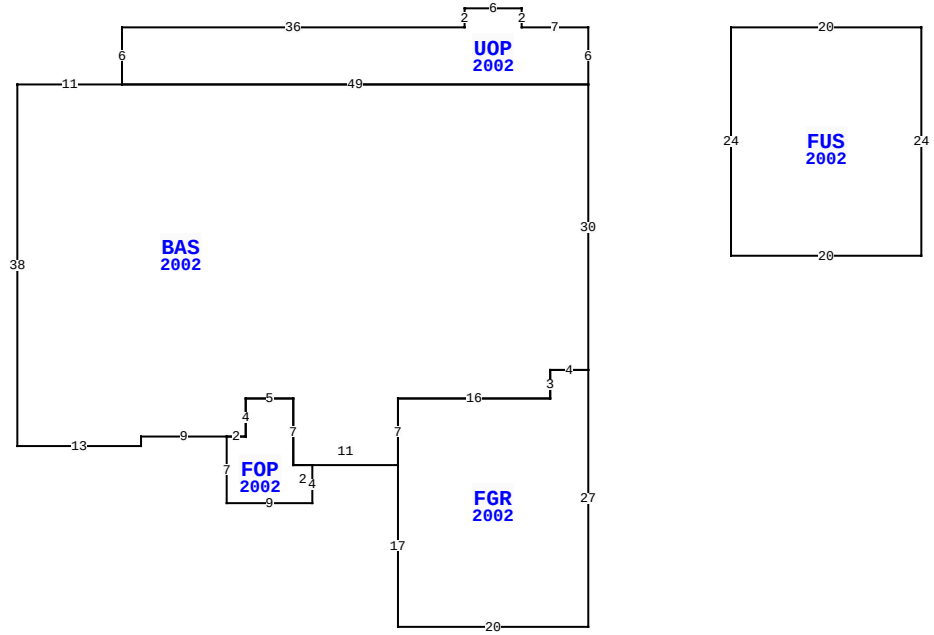
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,154	100	2002	2,154	317,868
FGR	492	55	2002	271	39,992
FOP	77	30	2002	23	3,394
FUS	480	100	2002	480	70,834
UOP	306	20	2002	61	9,001
TOTALS	3,509			2,989	441,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,989	125.6122	165.81	495,606	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 2634 HX Base Yr 2003



9592 HILDRETH LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		441,089
TOTAL MARKET OB/XF VALUE		26,636
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		767,725
SOH/AGL Deduction		403,084
ASSESSED VALUE		364,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,919
TOTAL JUST VALUE		767,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018574	NEW CONSTR	193,500	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/0896	3/16/2001	WD	Q	V		66,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: LOTT JANA J						
0976/0894	3/16/2001	WD	U	V	19	52,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W7 N2 W6 S2 W36 S6 BAS=[YR=2002] W11 S38 E13 N1 E9 FOP=[YR=2002] S7 E9 N4 W2 N7 W5 S4 W2 $ E2 N4 E5 S7 E11 FGR=[YR=2002] S17 E20 N27 W4 S3 W16 S7 $ N7 E16 N3 E4 N30 W49 $ E49 N6 $ PTR= E15 FUS=[YR=2002] E20 S24 W20 N24 $ W15 $.

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,264.00	SF	4.00	4.00	100	2002	2002	3	80	4,045	
3	0858	SCULP CONC	0	100	0	0	318.00	SF	13.00	13.00	100	2002	2002	3	94	3,886	
4	0861	POOL GUNIT	0	100	0	0	284.00	SF	85.00	85.00	100	2002	2002	3	27	6,518	
5	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2002	2002	3	80	146	
6	0845	KOOL DECK	0	100	0	0	923.00	SF	7.25	7.25	100	2002	2002	3	80	5,353	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
8	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	2002	2002	3	80	593	
9	0476	VF 6 SBPL	0	100	0	0	237.00	LF	22.40	22.40	100	2002	2002	3	55	2,920	

LAND DESCRIPTION

TOTAL OB/XF 26,636

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	100	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS