

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

2025

00-00-31-1220-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	118,911
FOP	231	30	1993	69	5,698
FOP	288	30	1993	86	7,102
FOP	56	30	2009	17	1,404
FST	56	55	1993	31	2,560
UDG	418	55	1993	230	18,993
UOP	48	20	2009	10	826
UST	198	45	2009	89	7,350

TOTALS	2,735			1,972	162,842
EXTRA FEATURES					

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	SF	6.50	6.50	100	1980	1980	3	30	2,551	
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	49.5	2,476	
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 12,957														
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
1	000100	C	RES	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 07/30/2025 BY SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	104.8600	104.86	206,784	1953	1990	0	0	0	21.25	78.75
1 SINGLE FAM - 0% - 0				Heated Area: 1440				HX Base Yr				
Diagram illustrating the layout and dimensions of the property: - Overall dimensions: 22 (width) x 9 (height) for the top section, 22 (width) x 19 (height) for the bottom section. - Rooms and Dimensions: - UST 2009: 22 (width) x 9 (height) - UDG 1993: 19 (width) x 19 (height) - FOP 2009: 4 (width) x 8 (height) - UOP 2009: 6 (width) x 6 (height) - FST 1993: 7 (width) x 8 (height) - BAS 1993: 46 (width) x 30 (height) - FOP 1993: 36 (width) x 3 (height) - Other dimensions: 11, 36, 7, 4, 8, 6, 3, 2, 15, 33, 7, 33.												

118 S 15TH ST, FERNANDINA BEACH												BLD DATE			
												XF DATE			
												LGL DATE			
												LAND DATE			
												AG DATE			
												03/25/2024			
												MLU			

TOTAL OB/XF 12,957												BUILDING NOTES				
												BUILDING DIMENSIONS				
												BAS=[YR=1993] W2 FST=[YR=1993] N8W7 FOP=[YR=1993] W36				
												FOP=[YR=2009] W11 UST=[YR=2009] N8W22S9 UDG=[YR=1993] S19E22				
												N19W22\$E22N1\$S4UOP=[YR=2009] S6E8N6 W8\$				
												E8S4E3N8\$S8E36N8\$S8E7\$W46 S30E15 FOP=[YR=1993] S7E33N7W33\$				
												E33 N30\$.				

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