LOT 9
FOREST HILLS # 1 PB 2/76

HORD EUGENE T III L/E/
1 ILAN CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

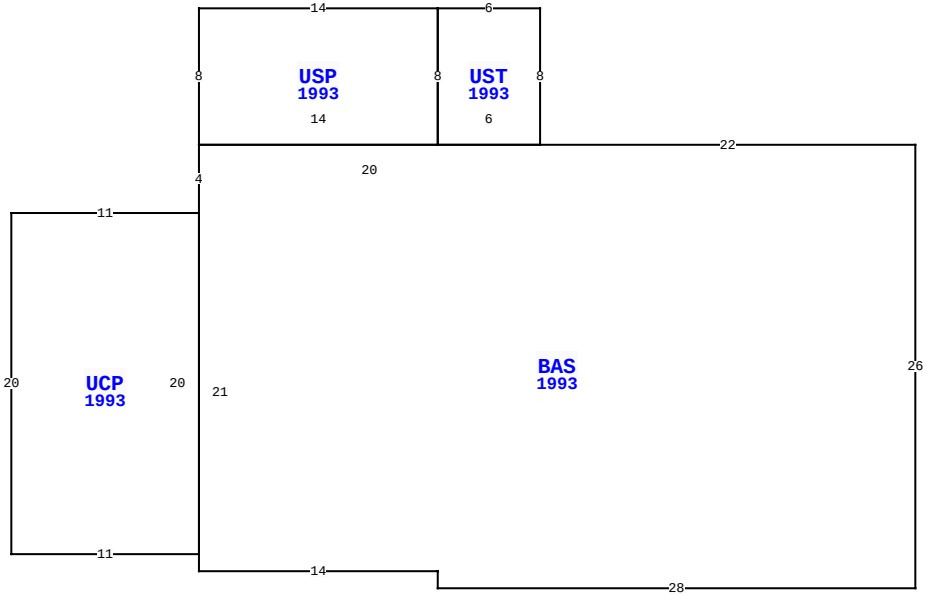
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1993	1,078	103,390
UCP	220	20	1993	44	4,220
USP	112	30	1993	34	3,261
UST	48	45	1993	22	2,110
TOTALS	1,458			1,178	112,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	122.9600	122.96	144,847	1955	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1078 HX Base Yr 2020



1 ILAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,981
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		337,981
SOH/AGL Deduction		141,924
ASSESSED VALUE		196,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,335
TOTAL JUST VALUE		337,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111616	H/AC	3,400	09/14/2011
6956	REPAIR/RRF	2,550	03/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0835	3/31/2020	LE	U	I	11	100
GRANTOR: HORD EUGENE T III						
GRANTEE: HORD MAX BENTON						
1936/1690	4/17/2014	DG	U	I	11	100
GRANTOR: HORD MAX A						
GRANTEE: HORD EUGENE T III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UST=[YR=1993] N8 W6 USP=[YR=1993] W14 S8 E14 N8$ S8 E6$ W20 S4 UCP=[YR=1993] W11S20 E11 N20$ S21 E14 S1 E28 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-1	100.00	115.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS