BLOCK 12 LOTS 11 & 12
OLD TOWN

HILLMAN JOHN & DAWN
1001 WHITE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0012-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

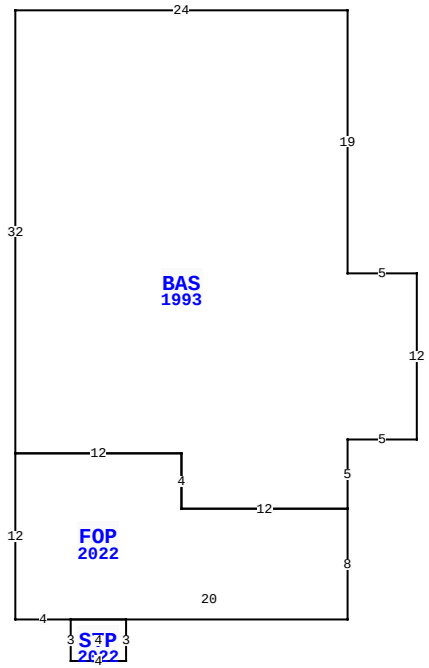
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	1993	876	97,685
FOP	240	30	2022	72	8,029
STP	12	10	2022	1	111
TOTALS	1,128			949	105,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	949	126.3600	126.36	119,916	1938	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 0 Heated Area: 876 HX Base Yr



1001 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,766
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	262,824
TOTAL MARKET VALUE	470,590
SOH/AGL Deduction	97,047
ASSESSED VALUE	373,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,543
TOTAL JUST VALUE	470,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0189	27 SSQ FT BATH	5,000	04/17/2024
20211128	CO ISSUED	0	01/27/2022
23729	NEW CONSTR	0	05/06/2021
20200458	REPAIR/RRF	10,000	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0066	1/17/2020	WD	U	I	11	100
GRANTOR: CLARK ANDREW T & KARE						
GRANTEE: HILLMAN JOHN & DAWN						
2334/0103	1/17/2020	WD	Q	I	02	230,000
GRANTOR: CLARK ANDREW T & KARE						
GRANTEE: HILLMAN JOHN & DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N19 W24 S32 FOP=[YR=2022] S12 E4
STP=[YR=2022] S3 E4 N3 W4$ E20 N8 W12 N4 W12$ E12 S4 E12 N5 E5 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

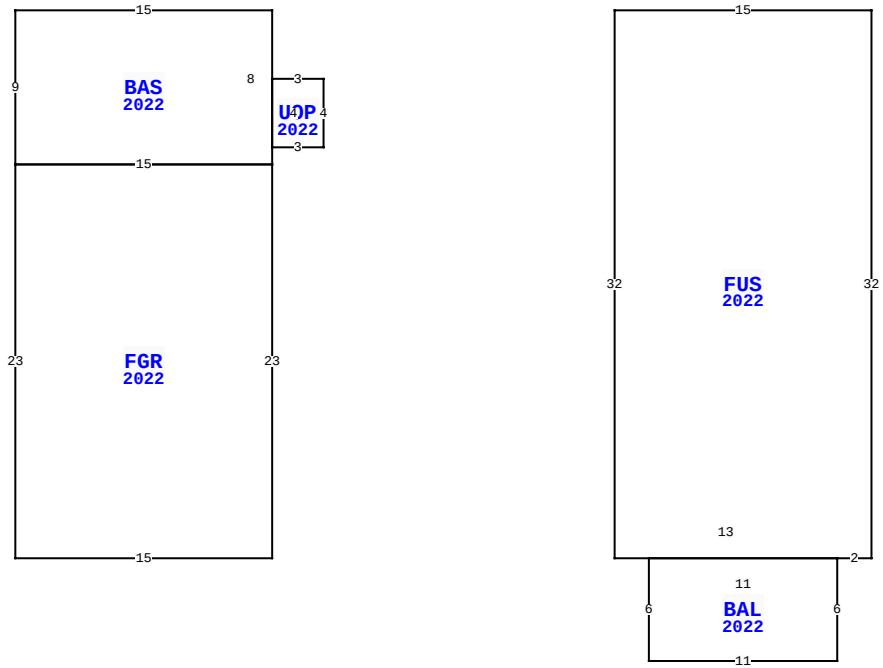
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	66	15	2022	10	1,248
BAS	135	100	2022	135	16,844
FGR	345	55	2022	190	23,707
FUS	480	100	2022	480	59,891
UOP	12	20	2022	2	250
TOTALS	1,038			817	101,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	817	125.4000	125.40	102,452	2022	2022	0	0	0	0.50	99.50

2 SINGLE FAM – 0% - 0 Heated Area: 615 HX Base Yr



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GRANTOR: CLARK ANDREW T & KARE						
GRANTEE: HILLMAN JOHN & DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S9 FGR=[YR=2022] S23 E15 N23 W15$ E15 N1 UOP=[YR=2022] E3 N4 W3 S4$ N8$ PTR=E20 FUS=[YR=2022] E15 S32 W2 BAL=[YR=2022] S6 W11 N6 E11$ W13 N32$ W20$.

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

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