LOT 6
IN OR 2155/1389
AZALEA POINTE PB 6/164-165

JANSA JUNE A L/E/
9591 HILDRETH LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0131-0006-0000

BUILDING CHARACTERISTICS

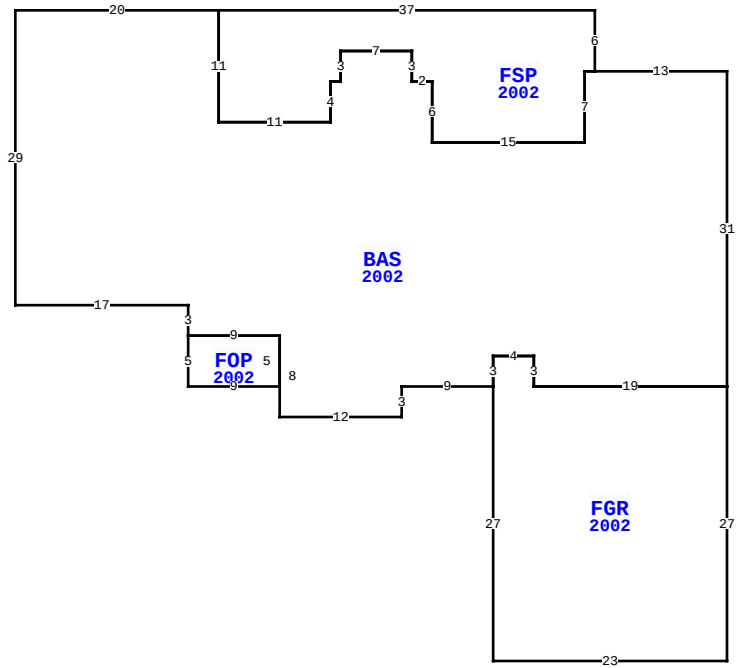
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,984	100	2002	1,984	307,105
FGR	633	55	2002	348	53,867
FOP	45	30	2002	14	2,167
FSP	371	40	2002	148	22,909
TOTALS	3,033			2,494	386,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,494	122.3712	170.10	424,229	2002	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2003 Heated Area: 1984 HX Base Yr 2003



9591 HILDRETH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		386,048
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		713,988
SOH/AGL Deduction		377,513
ASSESSED VALUE		336,475
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		280,064
TOTAL JUST VALUE		713,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		723,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211954	REPAIR/RRF	0	03/01/2021
B018511	NEW CONSTR	179,160	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1389	11/01/2017	LE	U	I	11	100
GRANTOR: JANSA JUNE A						
GRANTEE: JANSA MICHAEL THOMA						
0989/0665	6/01/2001	WD	Q	V		66,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: JANSA RUDOLPH H & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2002] N6 W37 S11 E11 N4 E1 N3 E7 S3 E2 S6 E15 N7 E1$ W1 S7 W15 N6 W2 N3 W7 S3 W1 S4 W11 N11 W20 S29 E17 S3 FOP=[YR=2002] S5 E9 N5 W9$ E9 S8 E12 N3 E9 FGR=[YR=2002] S27 E23 N27 W19 N3 W4 S3$ N3 E4 S3 E19 N31 $.

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	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	325,000.00	325,000.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS