

BLOCK 10 LOT 6
IN OR 1743/1350
BUCKS FDNA BEACH 2 PB 3/17

HILDEBRAND ZELL G
2915 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	88,209
DCK	114	10	1993	11	1,189
FOP	24	30	1993	7	756
FOP	240	30	1993	72	7,784
FUS	816	100	1993	816	88,209
PTO	284	5	1993	14	1,514
UST	56	45	2008	25	2,702

TOTALS	2,350			1,761	190,363
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
6	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00
9	1242	WD DECK A	0	0	5	5	25.00	SF	10.00
10	1123	CB 8"	0	0	42	3	126.00	SF	6.15
14	0940	SHEDS/PORT	0	0	13	12	156.00	SF	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	65.00	172.00	65.00

REVIEW DATE	04/08/2024	BY	DJA
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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
2700	01	1,761	102.5000	142.48	250,907	1972	1972	0	0	0	24.13	75.87
1 DUPLEX 0% - 0 Heated Area: 1632 HX Base Yr												

2815 1ST AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/08/2025
	INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	44	880	
6	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2003	2003	3	20	288	
9	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1990	1990	3	20	50	
10	1123	CB 8"	0	0	42	3	126.00	SF	6.15	6.15	100	1972	1972	3	21	163	
14	0940	SHEDS/PORT	0	0	13	12	156.00	SF	20.10	20.10	100	2000	2000	3	20	627	

TOTAL OB/XF												
2,008												

Total Acres: 0.00	Total Land Value: 390,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					201,404				
TOTAL MARKET OB/XF VALUE					2,008				
TOTAL LAND VALUE - MARKET					390,000				
TOTAL MARKET VALUE					593,412				
SOH/AGL Deduction					136,007				
ASSESSED VALUE					457,405				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					457,405				
TOTAL JUST VALUE					593,412				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					598,026				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132372	FILPOOL	320	10/09/2013
20071705	ELEC OTHER	3,000	09/10/2007
B033212	XF0B	1,000	06/17/2003
B032958	REPAIR/RRF	20,000	04/21/2003
B032956	REPAIR/RRF	4,000	04/15/2003
B032764	XF0B	2,000	03/26/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1743/1350	6/20/2011	QC	U	I	11	100	
GRANTOR: HILDEBRAND RICHARD A							
GRANTEE: HILDEBRAND RICHARD							
1509/1174	7/02/2007	WD	Q	I		425,000	
GRANTOR: LONDON DONALD R & DOR							
GRANTEE: HILDEBRAND RICHARD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 S26 UST=[YR=2008] W8 S7 E4 PTO=[YR=1993] S11 E28 N10 W24 N1 W4\$ E4 N7\$ S8 E24 N34 \$ PTR= E15 DCK=[YR=1993] E4FOP=[YR=1993] E3 FUS=[YR=1993] N26 E24 S34 FOP=[YR=1993] S10 W24 N10 E24 \$W24 N8 \$ S8 W3 N8 \$ S8 E3 S10 W4 S4 W3 N22 \$ W15 \$.									

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