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

2026

00-00-31-1220-0007-0000

NASSAU COUNTY PROPERTY

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

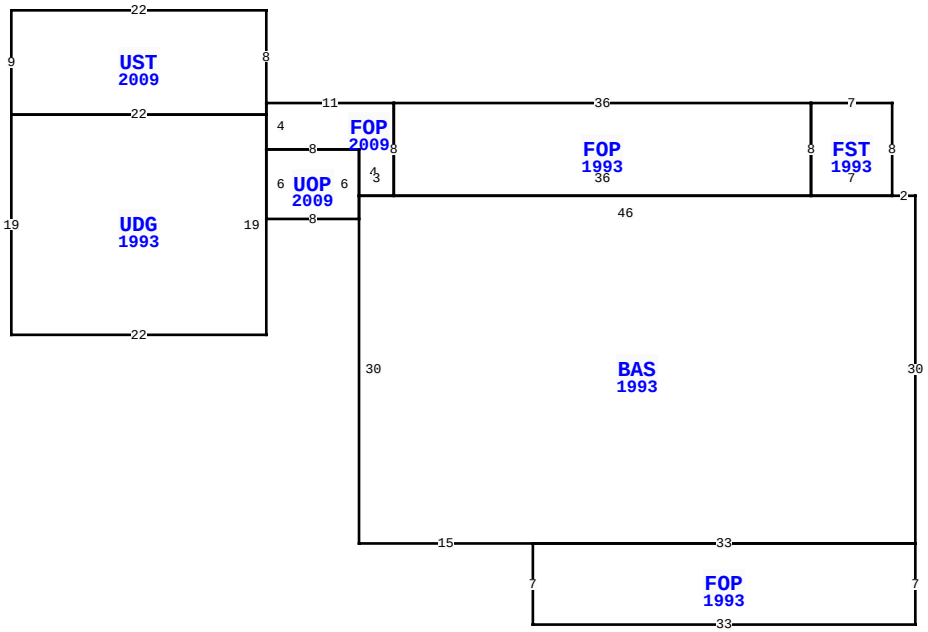
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	123,855
FOP	231	30	1993	69	5,935
FOP	288	30	1993	86	7,397
FOP	56	30	2009	17	1,462
FST	56	55	1993	31	2,666
UDG	418	55	1993	230	19,782
UOP	48	20	2009	10	860
UST	198	45	2009	89	7,655
TOTALS	2,735			1,972	169,612

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	110.10	217,117	1953	1990	0	0	0	21.88	78.12

1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr



118 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,612
TOTAL MARKET OB/XF VALUE	38,186
TOTAL LAND VALUE - MARKET	260,400
TOTAL MARKET VALUE	468,198
SOH/AGL Deduction	87,715
ASSESSED VALUE	380,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,483
TOTAL JUST VALUE	468,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210744	REPAIR/RRF	0	10/25/2021
20042010	REPAIR/RRF	8,000	11/01/2004
990820	REPAIR/RRF	500	07/12/1999
4419B	SWIM POOL	7,500	08/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/880	5/23/2023	WD	U	I	11	100
GRANTOR: HILLIARD THOMAS J III						
GRANTEE: HILLIARD FAMILY 202						
1889/1946	11/15/2013	WD	Q	I	02	155,000
GRANTOR: MCKENDREE SARA F						
GRANTEE: HILLIARD THOMAS J I						

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$.

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
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	0860	POOL/SPA	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	1987	1987	03	85	34,000	
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 38,186

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		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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 260,400 Market: 0 Agricultural: 0 Common: 260,400 PRINTED 07/09/2026 BY SYS