

BLK 13 LOTS 1,2 & 5
IN OR 2856/16
OLD TOWN S/D UNR

HILLMAN JOHN A & DAWN M
1012 LADIES ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1580-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

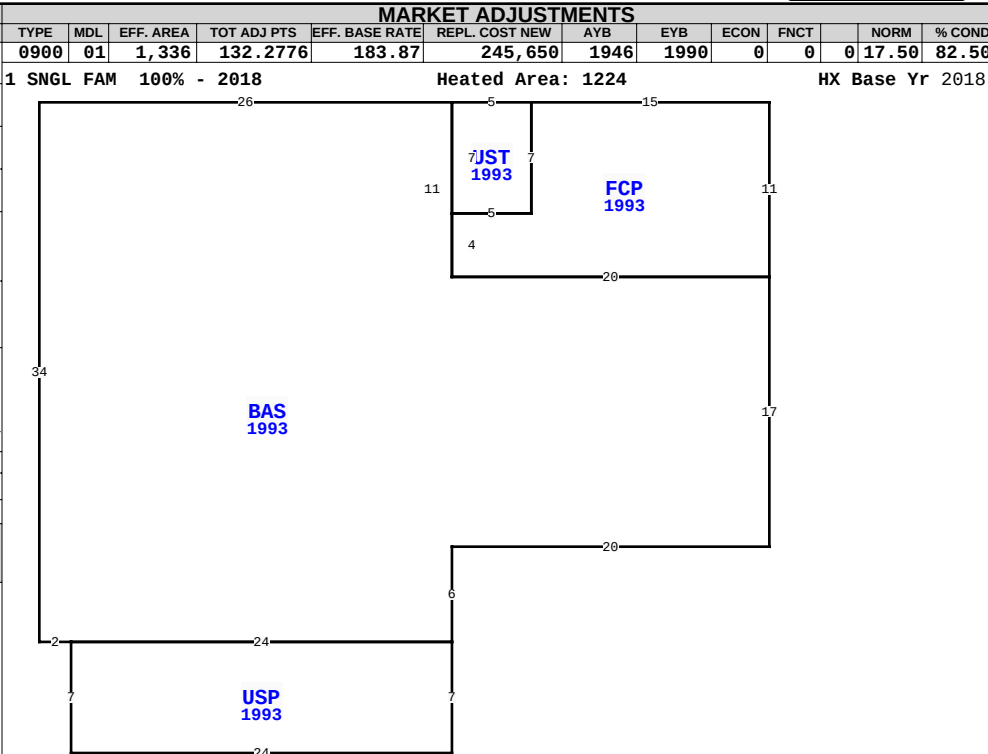
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	185,672
FCP	185	25	1993	46	6,978
USP	168	30	1993	50	7,585
UST	35	45	1993	16	2,427

TOTALS	1,612			1,336	202,661
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0351	CARPORT MT	0	100	23	16	368.00	SF	6.60
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	0	0	343.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0010	OT-1	93.00	93.00	93.20

REVIEW DATE	01/01/2026	BY	KB
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1012 LADIES ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
2	0351	CARPORT MT	0	100	23	16	368.00	SF	6.60	6.60	100	1993	1993	3	20	486	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
4	1242	WD DECK A	0	100	0	0	343.00	SF	4.00	4.00	100	2001	2001	3	20	274	

TOTAL OB/XF													3,665	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.00	5,000.00	5,000.00				

Total Acres:	0.00	Total Land Value:	466,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 2										Tax Dist:										
BUILDING MARKET VALUE										202,661										
TOTAL MARKET OB/XF VALUE										3,665										
TOTAL LAND VALUE - MARKET										466,000										
TOTAL MARKET VALUE										672,326										
SOH/AGL Deduction										451,744										
ASSESSED VALUE										220,582										
TOTAL EXEMPTION VALUE										HX HB SX 101,411										
BASE TAXABLE VALUE										119,171										
TOTAL JUST VALUE										672,326										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										570,717										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051951	H/AC	6,000	06/09/2005
6943	REPAIR/RRF	800	03/11/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2856/16	3/24/2026	WD	Q	I	01	600,000	
GRANTOR: KUJAWSKI LAURA J							
GRANTEE: HILLMAN JOHN A & DA							
2103/0493	2/23/2017	DG	U	I	11	100	
GRANTOR: WILLIAMS DEBORAH JEAN							
GRANTEE: WILLIAMS DEBORAH J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W15 UST=[YR=1993] W5 BAS=[YR=1993] W26 S34 E2 USP=[YR=1993] S7 E24 N7 W24 \$ E24 N6 E20 N17 W20 N11 \$ S7 E5 N7 \$ S7 W5 S4 E20 N11 \$.									