

LOT 14
IN OR 2679/1919
ESMT PT OR 1308/955

GILLETTE PHILIP RICHARD & KAREN PATRICE
1761 OCEAN VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2026

23-4N-23-2020-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	21	STONE 20
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floor	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	1	100
Frame	05	STEEL 100

Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100	2026	66	2,973
BAS	154	100	2026	154	6,938
BAS	375	100	2026	375	16,895
BAS	560	100	2026	560	25,230
BAS	576	100	2026	576	25,951
BAS	1,533	100	2026	1,533	69,067
FOP	144	30	2026	43	1,937
FOP	240	30	2026	72	3,244
FUS	636	100	2026	636	28,654
PTO	60	5	2026	3	135
TOTALS	5,572			4,083	183,954

** This building has 14 Sub-Areas

28118 DO HI WAY, HILLIARD

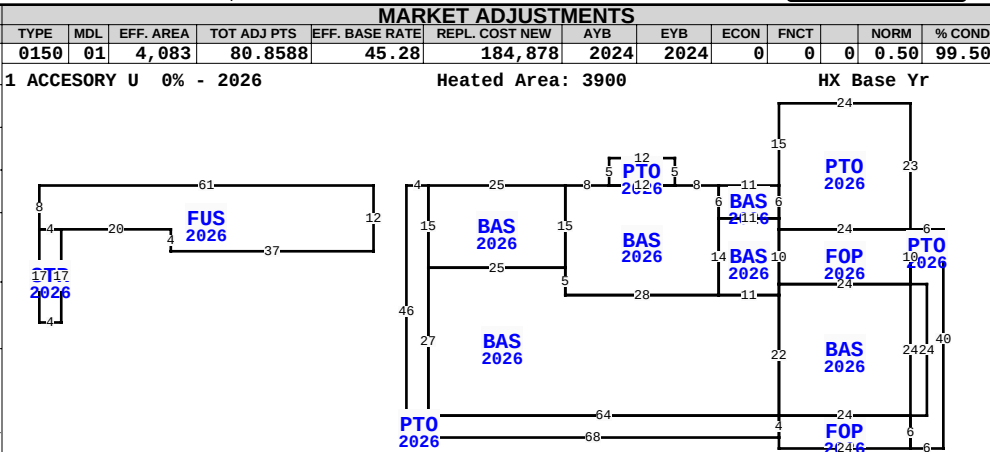
BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/12/2026 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR			10.15



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			183,954
TOTAL MARKET OB/XF VALUE			12,000
TOTAL LAND VALUE - MARKET			192,850
TOTAL MARKET VALUE			388,804
SOH/AGL Deduction			0
ASSESSED VALUE			388,804
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			388,804
TOTAL JUST VALUE			388,804
NCON VALUE			195,954
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005148	BUILD HTD/COOLED	553,072	04/29/2024
B240004024	BUILD 10X10 GAZEBO	3,210	04/09/2024
22001527	GARAGE	0	01/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1203	11/17/2023	WD	U	V	11	100
GRANTOR: BAILEY STEVEN F & SHE						
GRANTEE: GILLETTE PHILIP RIC						
2679/1919	11/17/2023	WD	Q	I	02	215,000
GRANTOR: BAILEY STEVEN F & SHE						
GRANTEE: GILLETTE PHILIP RIC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=-5,20] W25 S27 E64 N22 W11 W28 N5 \$									
FUS=[YR=2026;ORIG=-101,5] E61 S12 W37 N4 W20 W4 N8 \$									
BAS=[YR=2026;ORIG=34,23] E24 S24 W24 N22 N2 \$									
BAS=[YR=2026;ORIG=-5,5] S15 S5 E28 N14 N6 W8 W12 W8 \$									
PTO=[YR=2026;ORIG=34,-10] E24 S23 W24 N2 N6 N15 \$									
PTO=[YR=2026;ORIG=-30,5] W4 S46 E68 N4 W64 N27 N15 \$									
BAS=[YR=2026;ORIG=-30,5] E25 S15 W25 N15 \$									
FOP=[YR=2026;ORIG=34,13] E24 S10 W24 N10 \$									
PTO=[YR=2026;ORIG=58,13] E6 S40 W6 N6 E3 N24 W3 N10 \$									
BAS=[YR=2026;ORIG=23,11] E11 S2 S10 S2 W11 N14 \$									
FOP=[YR=2026;ORIG=34,47] E24 S6 W24 N2 N4 \$									
STR=[YR=2026;ORIG=-101,30] E4 N17 W4 S17 \$									

LAND DESCRIPTION										TOTAL OB/XF										12,000									
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					
1	000100	C	RES	0		OR			10.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	192,850												