PT OF LOT 63 (S-1)
IN OR 2701/414
CORNWALL SURVEY

FENSTERMAKER KENNETH L & CATHY SUE
25068 BLUE JAY WAY
HILLIARD, FL 32046

2026

30-3N-24-2020-0063-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

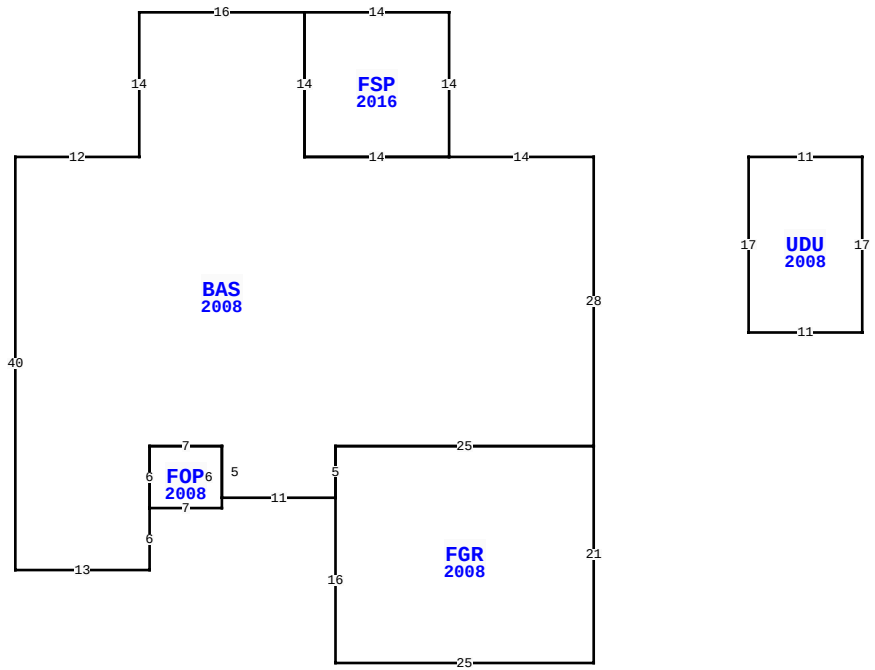
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	2,003	100	2008	2,003	287,745
FGR	525	55	2008	289	41,517
FOP	42	30	2008	13	1,867
FSP	196	40	2016	78	11,206
UDU	187	55	2008	103	14,797
TOTALS	2,953			2,486	357,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,486	99.1872	164.65	409,320	2008	2008	0	0	0	12.75	87.25

1 SFR CUST 100% - 2025 Heated Area: 2003 HX Base Yr 2025



25068 BLUE JAY WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,197
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		88,400
TOTAL MARKET VALUE		464,597
SOH/AGL Deduction		0
ASSESSED VALUE		464,597
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		363,186
TOTAL JUST VALUE		464,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002177	REPAIR/RRF	11,468	03/04/2019
B166513	GARAGE	0	12/01/2016
M13531	MECH OTHER	0	12/01/2007
C20500	CO ISSUED	165,000	09/01/2007
B20500	NEW CONSTR	165,000	09/01/2007
E20031	ELEC OTHER	3,500	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/414	3/08/2024	WD	Q	I	01	515,000
GRANTOR: HERN JOHN R & HEATHER						
GRANTEE: FENSTERMAKER KENNET						
1496/1057	5/02/2007	WD	Q	V		46,600
GRANTOR: WILKINSON JOHN M						
GRANTEE: HERN JOHN R & HEATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2016] N14 W14 S14 E14$ W14 N14 W16 S14 W12 S40E13 N6 FOP=[YR=2008] E7 N6 W7 S6 $ N6 E7 S5 E11 FGR=[YR=2008] S16 E25 N21 W25 S5$ N5 E25 N28$ PTR= E15 UDU=[YR=2008] E11 S17 W11 N17$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0004	OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	34,000.00	34,000.00	88,400							

REVIEW DATE 05/01/2024 BY WWA Total Acres: 2.60 Total Land Value: 88,400 Market: 0 Agricultural: 0 Common: 88,400 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

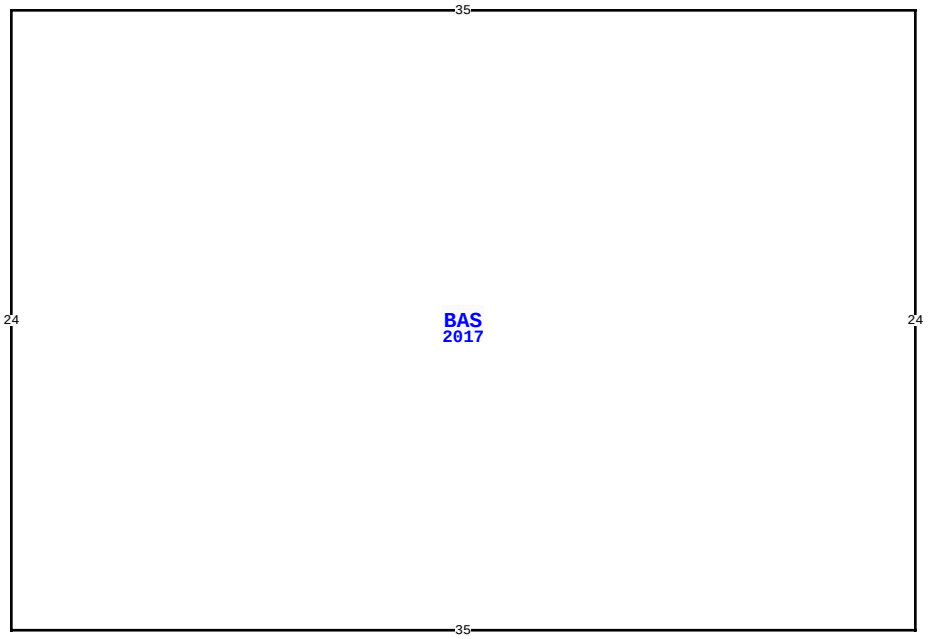
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2017	840	19,065
TOTALS	840			840	19,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	24.67	20,723	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 2025 Heated Area: 840 HX Base Yr 2025



25068 BLUE JAY WAY, HILLIARD

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BASE TAXABLE VALUE		363,186
TOTAL JUST VALUE		464,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12720	OTHER	0	09/01/2007
R10698	REPAIR/RRF	18,000	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/414	3/08/2024	WD	Q	I	01	515,000
GRANTOR: HERN JOHN R & HEATHER						
GRANTEE: FENSTERMAKER KENNET						
1496/1057	5/02/2007	WD	Q	V		46,600
GRANTOR: WILKINSON JOHN M						
GRANTEE: HERN JOHN R & HEATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=45,10] E35 S24 W35 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2024 BY WWA Total Acres: 2.60 Total Land Value: 88,400 Market: 0 Agricultural: 0 Common: 88,400 PRINTED 07/09/2026 BY SYS