LOT 36
NORTH HAMPTON #4 PB 6/384

ANDERSON RICHARD & LUCILLE
95041 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0036-0000

BUILDING CHARACTERISTICS

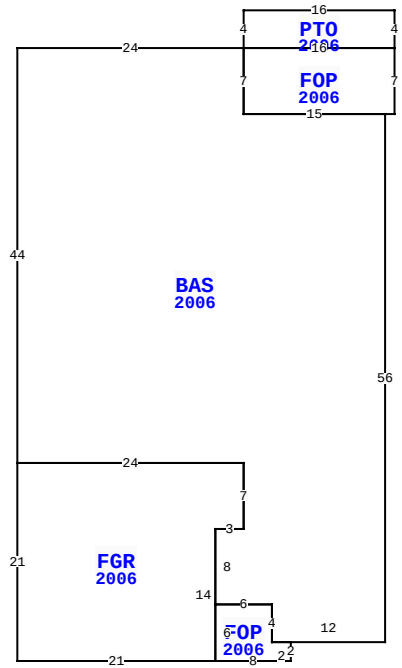
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	218,525
FGR	462	55	254	29,090
FOP	40	30	12	1,374
FOP	112	30	34	3,894
PTO	64	5	3	343
TOTALS	2,586		2,211	253,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	104.8306	124.49	275,247	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 2023 Heated Area: 1908 HX Base Yr



95041 HITHER HILLS WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,227
TOTAL MARKET OB/XF VALUE	3,261
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	341,488
SOH/AGL Deduction	0
ASSESSED VALUE	341,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,488
TOTAL JUST VALUE	341,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E167934	ELEC OTHER	2,000	02/01/2006
M110044	MECH OTHER	0	02/01/2006
P10425	OTHER	0	12/01/2005
C16247	CO ISSUED	230,000	10/01/2005
R08346	REPAIR/RRF	5,000	10/01/2005
B16247	NEW CONSTR	230,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0660	12/28/2022	WD	Q	I	02	320,000
GRANTOR: SMITH ERIKA A & JEFFR						
GRANTEE: ANDERSON RICHARD &						
1721/1616	1/18/2011	QC	U	I	11	100
GRANTOR: ANDERSON ERIKA & JEFF						
GRANTEE: SMITH ERIKA A & JEF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S44 FGR=[YR=2006] S21 E21 FOP=[YR=2006] E8 N2 W2 N4 W6 S6$ N14 E3 N7 W24$ E24 S7 W3 S8 E6 S4 E12 N56 FOP=[YR=2006] E1 N7 PTO=[YR=2006] N4 W16 S4 E16$ W16 S7 E15$ W15 N7$.

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
1	0811	CONCRETE B	0	0	0	0	679.00	SF	5.20	5.20	100	2006	2006	3	88	3,107	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2006	2006	3	88	154	

LAND DESCRIPTION

TOTAL OB/XF 3,261

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	000136	C	SFR INT	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS