

LOT 38  
IN OR 1506/1069  
NORTH HAMPTON #4 PB 6/384

LEMIER LAWRENCE  
95079 HITHER HILLS WAY  
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0038-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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            | 11 CLAY TILE 50   |
| Interior Floo            | 14 CARPET 50      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 100           |
| 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       | 2,054            | 100         | 2,054        | 243,839              |
| FGR       | 442              | 55          | 243          | 28,848               |
| FOP       | 128              | 30          | 38           | 4,511                |
| FOP       | 176              | 30          | 53           | 6,292                |
| FUS       | 342              | 100         | 342          | 40,600               |
| TOTALS    | 3,142            |             | 2,730        | 324,090              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0500       |
| 2              | 0811       |

| TYPE                                                                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|----------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900                                                                                   | 01  | 2,730     | 108.0720    | 128.34         | 350,368        | 2007 | 2007 | 0    | 0    | 7.50 | 92.50  |
| 1 SNGL FAM - 100% - 2008 Heated Area: 2396 HX Base Yr 2008                             |     |           |             |                |                |      |      |      |      |      |        |
|                                                                                        |     |           |             |                |                |      |      |      |      |      |        |
| 95079 HITHER HILLS WAY, FERNANDINA BEACH                                               |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/29/2023 NW LGL DATE<br>XF DATE 07/02/2007 RK LAND DATE<br>INC DATE AG DATE |     |           |             |                |                |      |      |      |      |      |        |

| L | OB/XF | 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 | 0500  | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 92     | 3,220           |       |
| 2 | 0811  | CONCRETE B  | 0   | 100 | 0 | 0 | 816.00 | SF | 5.20     | 5.20           | 100       | 2007    | 2007        | 3 | 89     | 3,776           |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 6,996 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N              | USE CODE | CLS               | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1                | 000136   | C                 | SFR INT              | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 324,090     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 6,996       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 85,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 416,086     |   |
| SOH/AGL Deduction         |  |              |  | 190,635     |   |
| ASSESSED VALUE            |  |              |  | 225,451     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WR     |  | 55,000      |   |
| BASE TAXABLE VALUE        |  |              |  | 170,451     |   |
| TOTAL JUST VALUE          |  |              |  | 416,086     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 366,791     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| E18253     | ELEC OTHER  | 2,000   | 10/01/2006 |
| M12182     | MECH OTHER  | 0       | 10/01/2006 |
| P11594     | OTHER       | 0       | 10/01/2006 |
| C18553     | CO ISSUED   | 0       | 09/01/2006 |
| B18553     | NEW CONSTR  | 295,000 | 09/01/2006 |
| R09734     | REPAIR/RRF  | 5,000   | 09/01/2006 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1506/1069                    | 6/19/2007 | WD        | Q   | I   |        | 270,000    |  |
| GRANTOR: MORRISON HOMES INC  |           |           |     |     |        |            |  |
| GRANTEE: LEMIER LAWRENCE & B |           |           |     |     |        |            |  |
| 1201/1770                    | 1/15/2004 | WD        | U   | V   | 19     | 2,970,000  |  |
| GRANTOR: NORTH HAMPTON LLC   |           |           |     |     |        |            |  |
| GRANTEE: MORRISON HOMES INC  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                               |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 \$ S8 W22 S58<br>FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W6 S3 W6 N3 W8<br>S23 \$ N10 W8 S6 W12 \$ E12 N6 E8 N13 E8 S3 E6 N3 E6 N47 \$ PTR=<br>E30 FUS=[YR=2007] E7 S6 E8 S20 W15 N26 \$ W30 \$. |  |  |  |  |  |  |  |