

LOT 42
IN OR 1813/569
NORTH HAMPTON #4 PB 6/384

MASTELLER RYAN G & JULIE B
95111 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	1.5 100
Units	0	100
Occupancy	00	NONE 100

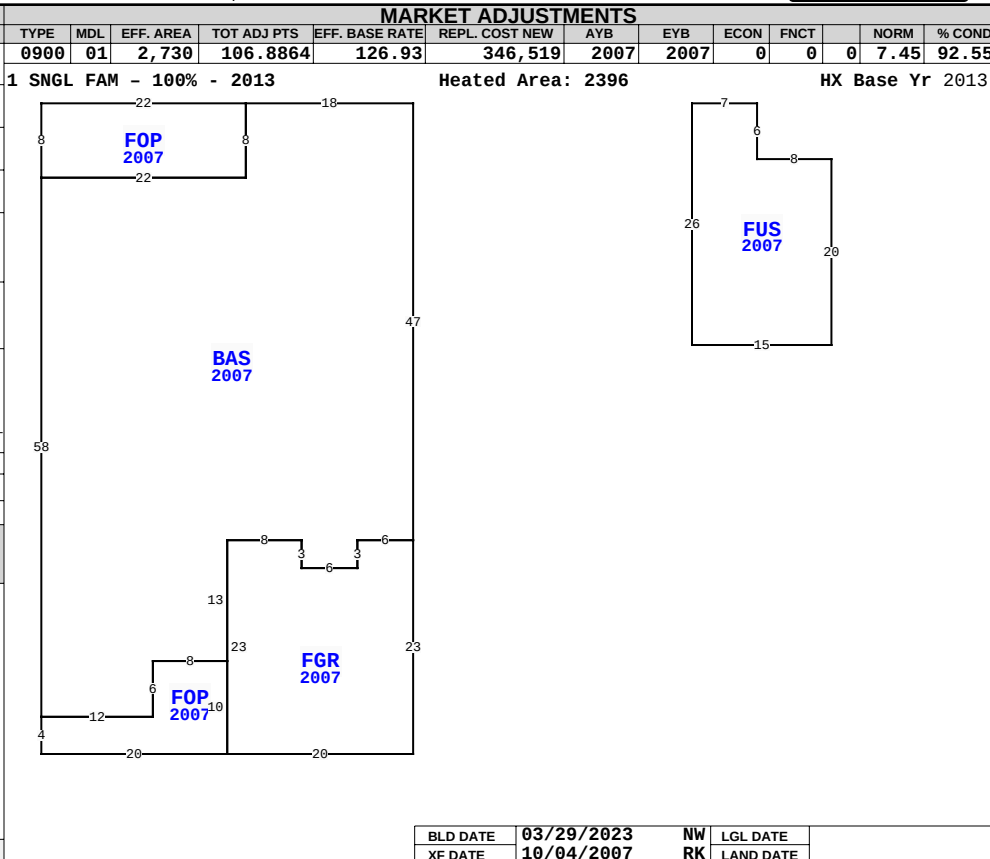
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2,054	241,291
FGR	442	55	243	28,546
FOP	128	30	38	4,464
FOP	176	30	53	6,226
FUS	342	100	342	40,176
TOTALS	3,142		2,730	320,703

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
1	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2007	2007	3	89	3,142	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
3	0910	SCRN RM L	0	100	10	22	220.00	SF	15.00	15.00	100	2011	2011	3	55	1,815	
4	0855	CONC PAVER	0	100	10	22	220.00	SF	10.00	10.00	100	2011	2011	3	93	2,046	
5	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2012	2012	3	94	940	

LAND DESCRIPTION			TOTAL OB/XF 11,163														
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

REVIEW DATE 05/23/2018 BY SBX



95111 HITHER HILLS WAY, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	10/04/2007 RK	LAND DATE
		AG DATE

TOTAL OB/XF 11,163																
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
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

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE										320,703		
TOTAL MARKET OB/XF VALUE										11,163		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										416,866		
SOH/AGL Deduction										189,704		
ASSESSED VALUE										227,162		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										177,162		
TOTAL JUST VALUE										416,866		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										366,012		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24402	ADDITION	4,446	02/01/2011
E18395	ELEC OTHER	2,000	11/01/2006
M12181	MECH OTHER	0	10/01/2006
C18552	CO ISSUED	0	09/01/2006
B18552	NEW CONSTR	295,000	09/01/2006
P11581	OTHER	0	09/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1813/0569	9/07/2012	WD	Q	I	02	232,500			
GRANTOR: GARBER JOSEPH Q & KRI									
GRANTEE: MASTELLER RYAN G &									
1488/0141	3/27/2007	WD	Q	I		290,000			
GRANTOR: MORRISON HOMES INC									
GRANTEE: GARBER JOSEPH Q & K									

BUILDING NOTES									

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

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