LOT 44
NORTH HAMPTON #4 PB 6/384

DUFFY KERILEE WERDER/REEDER JD
95129 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0044-0000

BUILDING CHARACTERISTICS

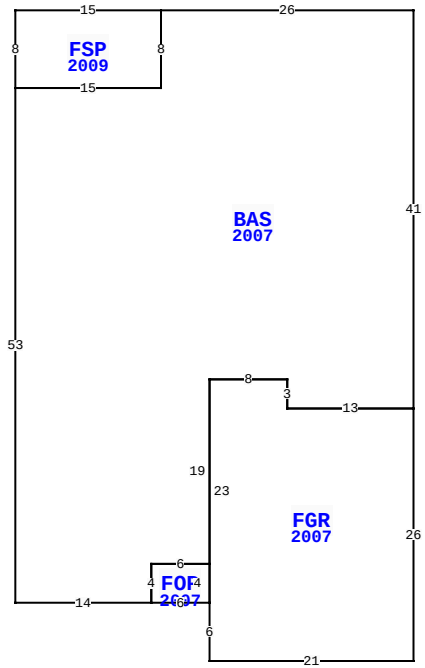
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,913	100	1,913	225,367
FGR	570	55	314	36,992
FOP	24	30	7	825
FSP	120	40	48	5,655
TOTALS	2,627		2,282	268,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	107.2512	127.36	290,636	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 1913 HX Base Yr 2020



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

95129 HITHER HILLS WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,838
TOTAL MARKET OB/XF VALUE		6,219
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		360,057
SOH/AGL Deduction		124,640
ASSESSED VALUE		235,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,417
TOTAL JUST VALUE		360,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12072	MECH OTHER	0	09/01/2006
E17925	ELEC OTHER	2,000	08/01/2006
P11394	OTHER	0	08/01/2006
C16609	CO ISSUED	0	11/01/2005
R08584	REPAIR/RRF	5,000	11/01/2005
B16609	NEW CONSTR	230,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0187	12/31/2019	QC	U	I	11	100
GRANTOR: DUFFY KERILEE WERDER						
GRANTEE: DUFFY KERILEE WERDE						
2319/0268	11/12/2019	WD	Q	I	01	265,000
GRANTOR: PREUSS WILLIAM J & HA						
GRANTEE: DUFFY KERILEE WERDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 FSP=[YR=2009] W15 S8 E15 N8$ S8 W15 S53 E14 FOP=[YR=2007] E6 FGR=[YR=2007] S6 E21 N26 W13 N3 W8 S23$ N4 W6 S4$ N4 E6 N19 E8 S3 E13 N41$.

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	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	648.00	SF	5.20	5.20	100	2007	2007	3	89	2,999	

LAND DESCRIPTION

TOTAL OB/XF 6,219

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	100	0003		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