



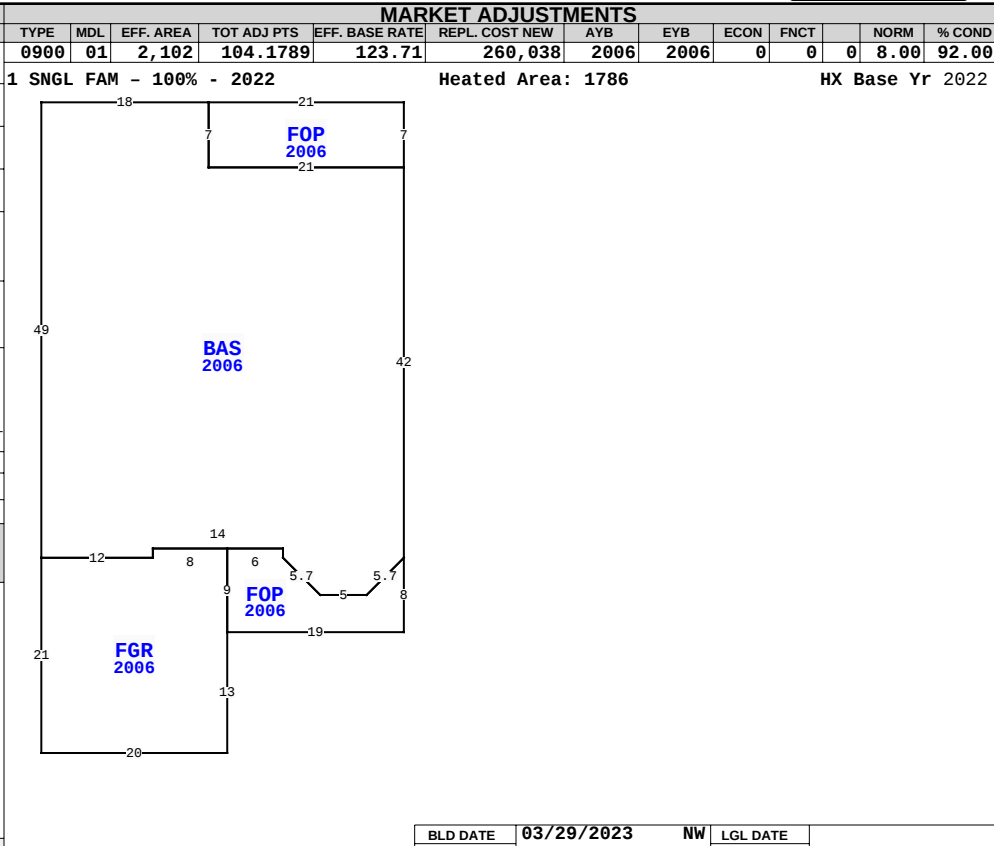
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,786	100	1,786	203,270
FGR	428	55	235	26,746
FOP	122	30	37	4,211
FOP	147	30	44	5,008
TOTALS	2,483		2,102	239,235

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	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	2006	2006	3	88	4,576	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	88	395	

LAND DESCRIPTION			TOTAL OB/XF 4,971														
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500



95154 HITHER HILLS WAY, FERNANDINA BEACH																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				239,235	
TOTAL MARKET OB/XF VALUE				4,971	
TOTAL LAND VALUE - MARKET				127,500	
TOTAL MARKET VALUE				371,706	
SOH/AGL Deduction				59,812	
ASSESSED VALUE				311,894	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				261,894	
TOTAL JUST VALUE				371,706	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				302,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10885	MECH OTHER	0	01/01/2006
E16438	ELEC OTHER	2,000	12/01/2005
P10426	OTHER	0	12/01/2005
C15773	CO ISSUED	230,000	08/01/2005
R08035	REPAIR/RRF	5,000	08/01/2005
B15773	NEW CONSTR	230,000	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2478/1006	7/01/2021	WD	Q	I	01
GRANTOR: ZILLOW HOMES PROPERTY					
GRANTEE: BENTON DEBBIE L					
2468/0312	5/27/2021	WD	U	I	37
GRANTOR: PEACOCK RAYMOND K					
GRANTEE: ZILLOW HOMES PROPER					

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2006] W21 BAS=[YR=2006] W18 S49 FGR=[YR=2006] S21 E20 N13 FOP=[YR=2006] E19 N8 L4 D4 W5 U4 L4 N1 W6 S9\$ N9 W8 S1 W12\$ E12 N1 E14 S1 R4 D4 E5 U4 R4 N42 W21 N7\$ S7 E21 N7\$.																