

LOT 46
IN OR 2196/1233
NORTH HAMPTON #4 PB 6/384

ROBBINS JOHN S & PATRICIA R
95150 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0046-0000



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 70
Interior Floo	11	CLAY TILE 30
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	1,821	100	1,821	207,344
FGR	441	55	243	27,669
FOP	25	30	8	911
FOP	100	30	30	3,416
FUS	640	100	640	72,872

TOTALS	3,027		2,742	312,211
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	548.00	SF	6.50	
3	0858	SCULP CONC	0 100	24	20	480.00	SF	13.00	
4	0910	SCRN RM L	0 100	20	16	320.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00

REVIEW DATE	04/04/2019	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,742	104.7888	124.44	341,214	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2019 Heated Area: 2461 HX Base Yr 2019											
95150 HITHER HILLS WAY, FERNANDINA BEACH											

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

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0 100	0	0	548.00	SF	6.50	6.50	100	2005	2005	3	87	3,099	
3	0858	SCULP CONC	0 100	24	20	480.00	SF	13.00	13.00	100	2006	2006	3	97	6,053	
4	0910	SCRN RM L	0 100	20	16	320.00	SF	15.00	15.00	100	2018	2018	3	86	4,128	

TOTAL OB/XF										16,430						
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00

Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										312,211				
TOTAL LAND VALUE - MARKET										16,430				
TOTAL MARKET VALUE										127,500				
SOH/AGL Deduction										456,141				
ASSESSED VALUE										174,791				
TOTAL EXEMPTION VALUE										281,350				
BASE TAXABLE VALUE										50,000				
TOTAL JUST VALUE										231,350				
NCON VALUE										456,141				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										374,830				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001043	SOLAR PANELS	23,000	01/29/2021
19000090	SCRN ROOM	0	01/01/2019
M09354	MECH OTHER	0	02/01/2005
P08934	OTHER	0	02/01/2005
B14026	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2196/1233	5/15/2018	WD	Q	I	01	310,000			
GRANTOR: PREBLE EDWARD J & PAO									
GRANTEE: ROBBINS JOHN S & PA									
1359/0470	10/17/2005	WD	Q	I		300,100			
GRANTOR: MORRISON HOMES INC									
GRANTEE: PREBLE EDWARD J & P									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2005] W10 BAS=[YR=2005] W30 S42 FGR=[YR=2005] S21 E21 N7 FOP=[YR=2005] E5 N5 W5 S5\$ N14 W21\$ E21 S9 E5 S5 E14 N46 W10 N10\$ S10 E10 N10\$ PTR=E15 FUS=[YR=2005] E21 S31 W10 N1 W11 N30\$ W15\$.									