

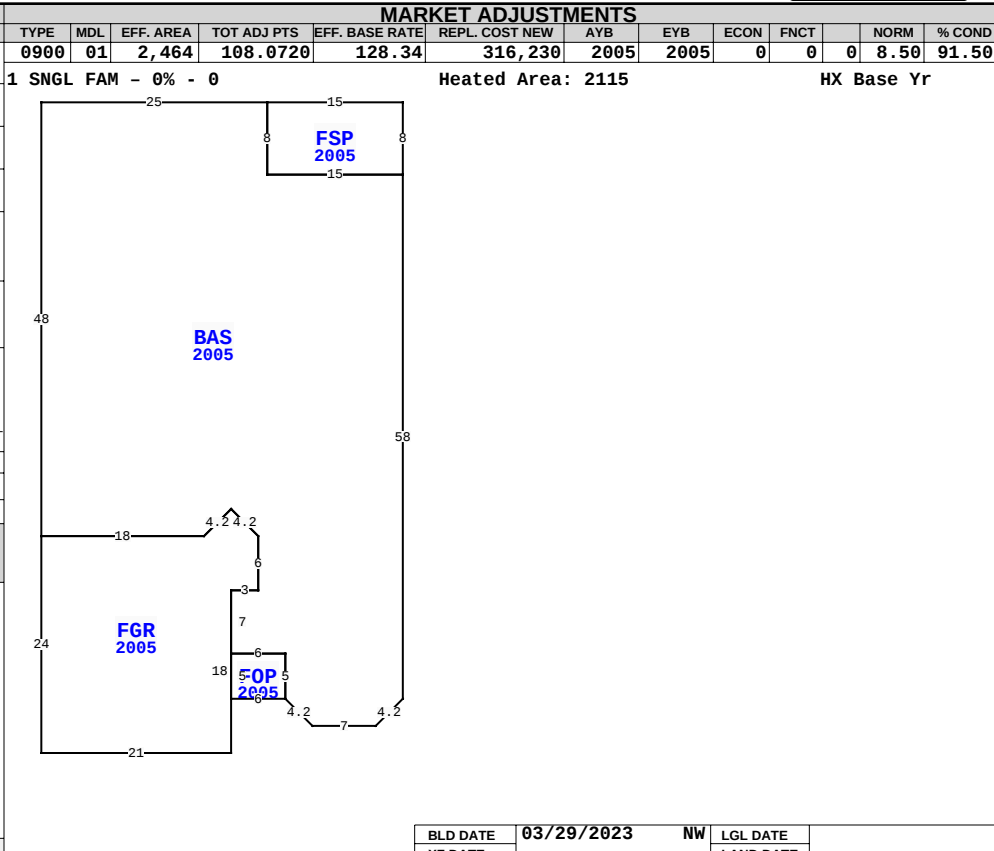


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 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	2,115	100	2,115	248,367
FGR	531	55	292	34,290
FOP	30	30	9	1,057
FSP	120	40	48	5,636
TOTALS	2,796		2,464	289,350

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



95146 HITHER HILLS WAY, FERNANDINA BEACH	
BLD DATE	03/29/2023
XF DATE	
INC DATE	
LGL DATE	NW
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,350
TOTAL MARKET OB/XF VALUE	6,348
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	423,198
SOH/AGL Deduction	38,187
ASSESSED VALUE	385,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,011
TOTAL JUST VALUE	423,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15705	ELEC OTHER	2,000	09/01/2005
M10350	MECH OTHER	0	09/01/2005
P09950	OTHER	0	08/01/2005
R07971	REPAIR/RRF	5,000	07/01/2005
B15691	NEW CONSTR	230,000	07/01/2005

SALES DATA	
OFF RECORD Number	DATE
2466/1250	5/28/2021
TYPE INST	Q U
V I	I
RSN CD	01
SALE PRICE	363,300
GRANTOR: SWIFT IRINA K & ROBER	
GRANTEE: WILLIAMSON TONG T &	
1386/1875	2/06/2006
WD U	I 12
GRANTOR: MORRISON HOMES INC	
GRANTEE: SWIFT IRINA K & ROB	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2005] W15BAS=[YR=2005] W25S48 FGR=[YR=2005] S24E21N18E3N6 U3 L3 D3 L3 W18\$E18 R3 U3 D3 R3 S6W3S7 FOP=[YR=2005] S5E6N5W6\$E6S5 D3 R3 E7 U3 R3 N58W15N8\$S8E15N8\$.	

LAND DESCRIPTION	
L N	USE CODE
1	000135
CLAS	SFR CNSVTN
CAP	0
R D	
LOC ZONE	
FRONT	0.00
DEPTH	0.00
TOT LND UTS	1.00
UNIT TYPE	LT
D T	1.00
DPH FACT	1.00
% COND	1.00
TOT ADJ	1.00
UNIT PRICE	127,500.00
ADJ UNIT PRICE	127,500.00
LAND VALUE	127,500
OTHER ADJUSTMENTS AND NOTES	
YEAR	
DENSITY	
DECL	
FRZ	
YR	
CONSRV	