

LOT 48
IN OR 2018/176
NORTH HAMPTON #4 PB 6/384

BAFFA THOMAS W/BAFFA SHARON R
95140 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0048-0000



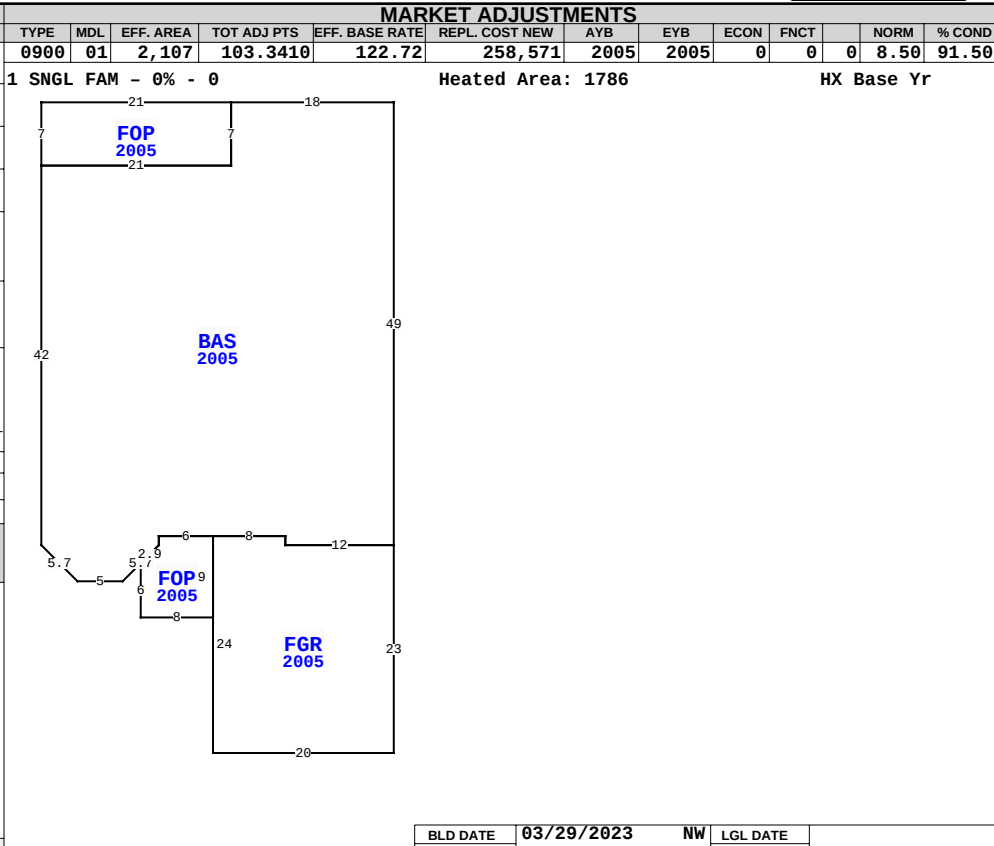
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	200,548
FGR	468	55	257	28,858
FOP	68	30	20	2,245
FOP	147	30	44	4,941
TOTALS	2,469		2,107	236,592

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	580.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF 3,280											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			236,592
TOTAL MARKET OB/XF VALUE			3,280
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			367,372
SOH/AGL Deduction			102,380
ASSESSED VALUE			264,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			264,992
TOTAL JUST VALUE			367,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10178	MECH OTHER	0	08/01/2005
E15369	ELEC OTHER	2,000	07/01/2005
P09688	OTHER	0	07/01/2005
R0507753	REPAIR/RRF	5,000	06/01/2005
B0515392	NEW CONSTR	135,502	06/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2018/0176	12/08/2015	WD	Q	I	01	231,000	
GRANTOR: CALLAHAN THOMAS R & M							
GRANTEE: BAFFA THOMAS W & SH							
1386/1927	2/06/2006	WD	U	I	21	245,500	
GRANTOR: MORRISON HOMES INC							
GRANTEE: CALLAHAN THOMAS R &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W18 FOP=[YR=2005] W21 S7 E21 N7 \$ S7 W21 S42 D4 R4 E5 U4 R4 FOP=[YR=2005] D2 L2 S6 E8 N9 W6 S1\$ N1 E6FGR=[YR=2005] S24 E20 N23 W12 N1 W8\$ E8 S1 E12 N49\$.											