



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	2,062	100	2,062	241,999
FGR	440	55	242	28,402
FOP	51	30	15	1,761
FOP	176	30	53	6,221
FUS	260	100	260	30,514
TOTALS	2,989		2,632	308,895

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	590.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,632	105.7008	125.52	330,369	2004	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2005 Heated Area: 2322 HX Base Yr 2005											

95078 HITHER HILLS WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,895	
TOTAL MARKET OB/XF VALUE		6,413	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		442,808	
SOH/AGL Deduction		230,114	
ASSESSED VALUE		212,694	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		162,694	
TOTAL JUST VALUE		442,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007335	REPAIR/RRF	17,997	09/02/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2577/1858	6/27/2022	QC	U	I	11
GRANTOR: CAIN ANNE M					
GRANTEE: CAIN ANNE M & LYNDA					
2561/0543	4/12/2022	QC	U	I	11
GRANTOR: CAIN ANNE M					
GRANTEE: CAIN ANNE M & LYNDA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FOP=[YR=2004] W22 S8 E22 N8 \$ S8 W22 S58 E11 FOP=[YR=2004] S1 E9 FGR=[YR=2004] S3 E20 N22 W20 S19 \$ N7 W7 S6 W2 \$ E2 N6 E7 N12 E20 N48 \$ PTR= E15 FUS=[YR=2004] E13 S20 W13 N20 \$ W15 \$.											