LOT 56
ESMT PT OR 1220/234
NORTH HAMPTON #4 PB 6/384

WHITE BARBARA A L/E/
95052 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034-8721

2023

12-2N-27-1462-0056-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

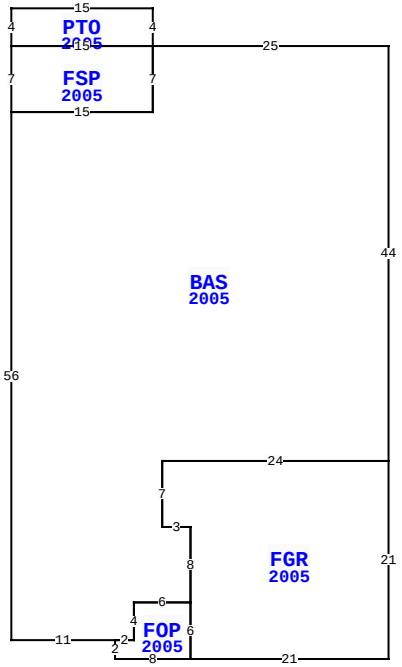
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1,971	234,270
FGR	462	55	254	30,190
FOP	40	30	12	1,426
FSP	105	40	42	4,992
PTO	60	5	3	357
TOTALS	2,638		2,282	271,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	109.3925	129.90	296,432	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2018 Heated Area: 1971 HX Base Yr 2018



95052 HITHER HILLS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,235
TOTAL MARKET OB/XF VALUE		2,312
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		401,047
SOH/AGL Deduction		196,302
ASSESSED VALUE		204,745
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		149,745
TOTAL JUST VALUE		401,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002983	REPAIR/RRF	14,835	02/23/2022
M09370	MECH OTHER	0	03/01/2005
E14395	ELEC OTHER	2,000	02/01/2005
P09015	OTHER	0	02/01/2005
B0414215	NEW CONSTR	180,000	12/01/2004
R046978	REPAIR/RRF	6,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/0971	9/24/2019	LE	U	I	11	100
GRANTOR: WHITE BARBARA A						
GRANTEE: WHITE RICHARD B & B						
2129/1810	6/28/2017	WD	Q	I	02	243,500
GRANTOR: DAVIS TERRI L						
GRANTEE: WHITE BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25PTO=[YR=2005] N4W15S4E15$ FSP=[YR=2005] W15S7E15N7$S7W15S56E11 FOP=[YR=2005] S2E8N6W6S4W2$E2N4E6 FGR=[YR=2005] S6E21N21W24S7E3S8$N8W3 N7E24N44$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2005	2005	3	87	2,312	

LAND DESCRIPTION

TOTAL OB/XF 2,312

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 05/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS