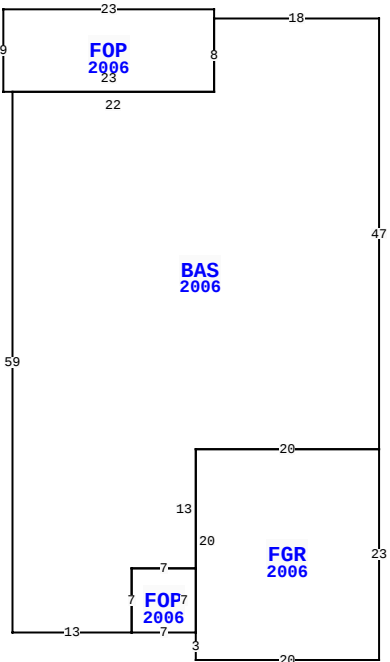


BAEHNE ROBERT W & FRANCES A
95044 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1462-0057-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		16	WD FR STUC 70		0900	01	2,385	110.0442	130.68	311,672	2006	2006	0	0	0	8.00	92.00	VALUATION BY																					
Exterior Wall		21	STONE 30		1 SNGL FAM - 100% - 2016										Heated Area: 2055					HX Base Yr 2016					STANDARD														
Roof Structur		08	IRREGULAR 100																	Tax Group: 4										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										286,738									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										3,473									
Interior Floo		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET										127,500									
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE										417,711									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										163,002									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										254,709									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100																	BASE TAXABLE VALUE										204,709									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										417,711									
Stories		1.	1. 100		NCON VALUE										0																								
Units			0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										346,181																								
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	2,055	100	2,055	247,063																																			
FGR	460	55	253	30,417																																			
FOP	49	30	15	1,803																																			
FOP	207	30	62	7,454																																			
TOTALS		2,771	2,385	286,738																																			
EXTRA FEATURES					95044 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	0811	CONCRETE B	0 100	0 0	759.00	SF	5.20	5.20	100	2006	2006	3	88	3,473																									
																</																							