

LOT 58
IN OR 1745/1990
ESMT PT OR 1220/234

RAY JOHN R & LAURYE D
95036 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0058-0000



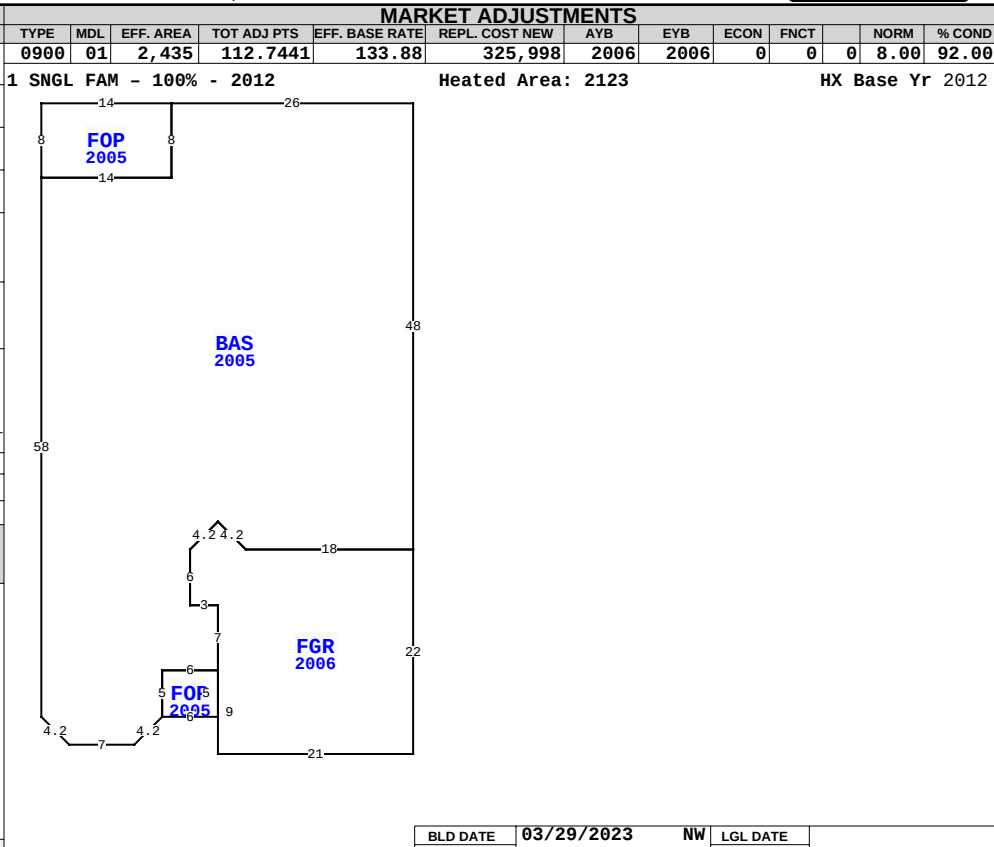
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 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	2,123	100	2,123	261,489
FGR	489	55	269	33,133
FOP	30	30	9	1,109
FOP	112	30	34	4,188
TOTALS	2,754		2,435	299,918

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	43	16	
2	0810	CONCRETE A	0	100	19	3	

LAND DESCRIPTION		CLD	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

TOTAL OB/XF		4,261
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			299,918
TOTAL MARKET OB/XF VALUE			4,261
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			431,679
SOH/AGL Deduction			283,584
ASSESSED VALUE			148,095
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,095
TOTAL JUST VALUE			431,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16106	ELEC OTHER	2,000	11/01/2005
M10652	MECH OTHER	0	11/01/2005
P10153	OTHER	0	10/01/2005
C15833	CO ISSUED	230,000	08/01/2005
R08078	REPAIR/RRF	5,000	08/01/2005
B15833	NEW CONSTR	230,000	08/01/2005

OFF RECORD		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
Number							
1745/1990		6/21/2011	WD U	I	11		182,000
GRANTOR: BANKUNITED							
GRANTEE: RAY JOHN R & LAURYE							
1737/1000		5/06/2011	CT U	I	18		100
GRANTOR: CLERK OF COURT							
GRANTEE: BANKUNITED							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005]	W26 FOP=[YR=2005] W14 S8 E14 N8 \$ S8 W14 S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6 N5 W6 S5 \$ N5 E6 FGR=[YR=2006] S9 E21 N22 W18 U3 L3 D3 L3 S6 E3 S7 \$ N7 W3 N6 U3 R3 D3 R3 E18 N48 \$.