PT SE1/4 OF NW1/4 OF
SEC 31-2N-28E IN OR 241/612
& PT OR 531/191

HATTON MARGIE H
95152 HATTON ROAD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

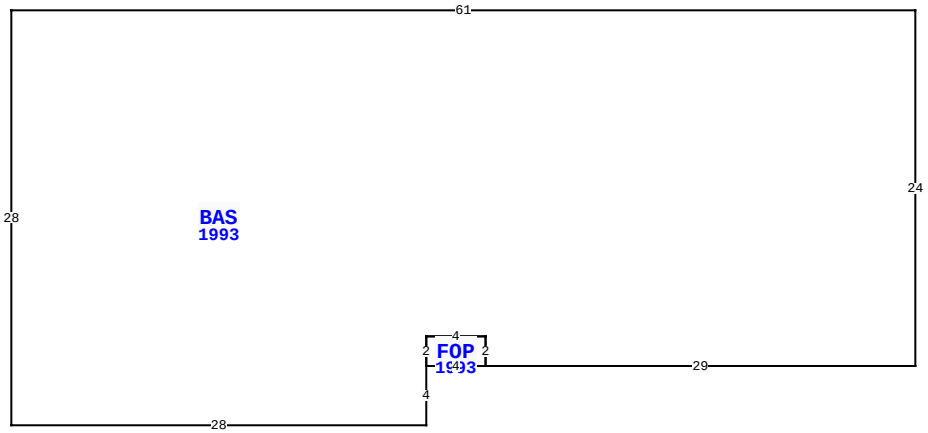
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	124,278
FOP	8	30	2	159
TOTALS	1,576		1,570	124,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	113.3220	102.27	160,564	1977	1977	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 1975 Heated Area: 1568 HX Base Yr 1975



95152 HATTON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,437
TOTAL MARKET OB/XF VALUE		19,498
TOTAL LAND VALUE - MARKET		234,375
TOTAL MARKET VALUE		378,310
SOH/AGL Deduction		206,931
ASSESSED VALUE		171,379
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		116,379
TOTAL JUST VALUE		378,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11033	DEMOLITION - MH	0	10/21/2019
95-02147	XFOB	2,304	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0531/0191	11/16/1987	WD	Q	V		10,000
GRANTOR: BANDT PATRICIA H						
GRANTEE: HATTON JERRY & M H						
0241/0612	6/01/1977	WD	U	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S28 E28 N4 FOP=[YR=1993] E4 N2 W4S2$ N2 E4 S2 E29 N24$.

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
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1995	1995	3	20	1,498	
3	0936	SEPTC TANK	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	12,000	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,498

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	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	2.50	AC		1.00	1.00	0.85	75,000.00	63,750.00	159,375							

REVIEW DATE 01/15/2020 BY KW Total Acres: 3.50 Total Land Value: 234,375 Market: 0 Agricultural: 0 Common: 234,375 PRINTED 08/02/2023 BY SYS