

LOT 38
IN OR 1506/1069
NORTH HAMPTON #4 PB 6/384

LEMIER LAWRENCE
95079 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0038-0000



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 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

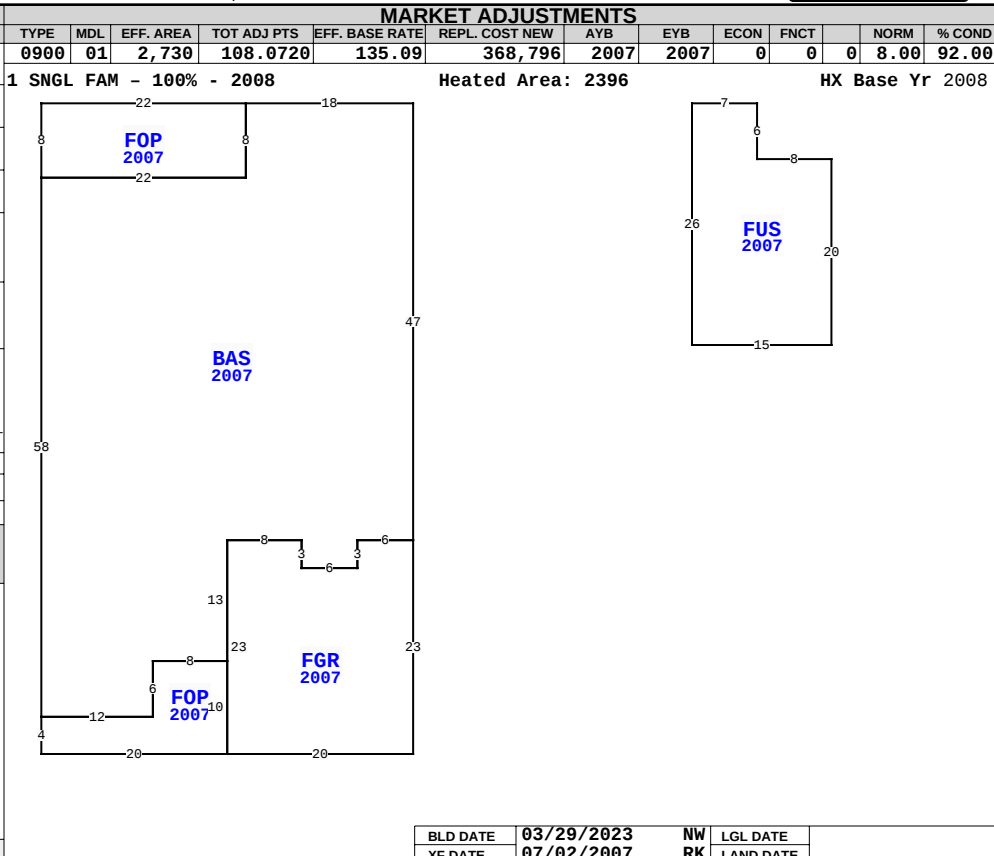
Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2,054	255,277
FGR	442	55	243	30,201
FOP	128	30	38	4,722
FOP	176	30	53	6,587
FUS	342	100	342	42,505
TOTALS	3,142		2,730	339,292

EXTRA FEATURES		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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	100	2007	2007	3	88	3,734	

LAND DESCRIPTION		CLS	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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA



95079 HITHER HILLS WAY, FERNANDINA BEACH															TOTAL OB/XF 6,919									
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Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		339,292	
TOTAL MARKET OB/XF VALUE		6,919	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		431,211	
SOH/AGL Deduction		198,996	
ASSESSED VALUE		232,215	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		177,215	
TOTAL JUST VALUE		431,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18253	ELEC OTHER	2,000	10/01/2006
M12182	MECH OTHER	0	10/01/2006
P11594	OTHER	0	10/01/2006
C18553	CO ISSUED	0	09/01/2006
B18553	NEW CONSTR	295,000	09/01/2006
R09734	REPAIR/RRF	5,000	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1506/1069	6/19/2007	WD	Q	I	
GRANTOR: MORRISON HOMES INC					SALE PRICE
GRANTEE: LEMIER LAWRENCE & B					
1201/1770	1/15/2004	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					2,970,000
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 \$ S8 W22 S58 FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W6 S3 W6 N3 W8 S23 \$ N10 W8 S6 W12 \$ E12 N6 E8 N13 E8 S3 E6 N3 E6 N47 \$ PTR= E30 FUS=[YR=2007] E7 S6 E8 S20 W15 N26 \$ W30 \$.	

Common: 85,000 PRINTED 08/06/2024 BY SYS