

LOT 39
IN OR 1616/87
NORTH HAMPTON #4 PB 6/384

LEBLANC KAREN M
95087 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0039-0000



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,784	100	1,784	218,263
FGR	428	55	235	28,751
FOP	68	30	20	2,447
FOP	140	30	42	5,139
TOTALS	2,420		2,081	254,600

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,081	106.9719	133.71	278,251	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2010 Heated Area: 1784 HX Base Yr 2010											
95087 HITHER HILLS WAY, FERNANDINA BEACH											

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

TOTAL OB/XF											
4,337											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										254,600	
TOTAL MARKET OB/XF VALUE										4,337	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										343,937	
SOH/AGL Deduction										156,999	
ASSESSED VALUE										186,938	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										136,938	
TOTAL JUST VALUE										343,937	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										332,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15938	NEW CONSTR	134,248	02/21/2006
E16108	ELEC OTHER	2,000	11/01/2005
M10650	MECH OTHER	0	11/01/2005
P10152	OTHER	0	10/01/2005
R08153	REPAIR/RRF	5,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1616/0087	4/21/2009	WD	Q	I	01	175,000	
GRANTOR: SOLT I RYAN & CRYSTAL							
GRANTEE: LEBLANC KAREN M							
1480/0096	2/21/2007	WD	U	I	01	89,100	
GRANTOR: SOLT I RYAN							
GRANTEE: SOLT I RYAN & CRYSTA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W19FOP=[YR=2006] W20S7E20N7S S7W20S42 R4 D3 E5 U3 R4 FOP=[YR=2006] D2 L2 S6E8N9W6S1N1E6FGR=[YR=2006] S22E20N21W12N1W8SE8S1E12N49\$.											