

LOT 42
IN OR 1813/569
NORTH HAMPTON #4 PB 6/384

MASTELLER RYAN G & JULIE B
95111 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	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	252,617
FGR	442	55	243	29,886
FOP	128	30	38	4,673
FOP	176	30	53	6,518
FUS	342	100	342	42,062
TOTALS	3,142		2,730	335,757

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	679.00	SF	5.20	5.20	100	2007	2007	3	88	3,107	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
3	0910	SCRN RM L	0	100	10	22	220.00	SF	15.00	15.00	100	2011	2011	3	50	1,650	
4	0855	CONC PAVER	0	100	10	22	220.00	SF	10.00	10.00	100	2011	2011	3	92	2,024	
5	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2012	2012	3	93	930	

LAND DESCRIPTION			TOTAL OB/XF 10,896														
L N	USE CODE	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
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,730	106.8864	133.61	364,755	2007	2007	0	0	0	7.95	92.05

1 SNGL FAM - 100% - 2013

Heated Area: 2396

HX Base Yr 2013

The diagram shows a large irregular lot labeled 'BAS 2007'. The boundary dimensions are: top-left 22, top-right 18, right side 47, bottom-right 23, bottom 20, bottom-left 20, left side 58, and top-left 22. Inside the lot, there are three smaller areas labeled 'FOP 2007' and 'FGR 2007'. The 'FOP 2007' areas have dimensions: 8, 22, 8, 22, 12, 4, 6, 8, 10, 13, 23, 6, 3, 6, 3, 6, 8. The 'FGR 2007' area has dimensions: 8, 3, 6, 3, 6, 8, 13, 23, 6, 8, 10, 13, 23, 6, 3, 6, 3, 6, 8. A separate area labeled 'FUS 2007' has dimensions: 7, 6, 8, 20, 15, 26.

BLD DATE	03/29/2023	NW	LGL DATE
YE DATE	10/04/2007	RK	LAND DATE

95111 HITHER HILLS WAY, FERNANDINA BEACH												BLD DATE	03/29/2023	NW	LGL DATE	
												EX DATE	10/04/2007	RK	LAND DATE	
												INC DATE			AG DATE	

NASSAU COUNTY PROPERTY												PAGE 1 of 1			
VALUATION SUMMARY												4			
VALUATION BY												STANDARD			
Tax Group: 4												Tax Dist:			
BUILDING MARKET VALUE												335,757			
TOTAL MARKET OB/XF VALUE												10,896			
TOTAL LAND VALUE - MARKET												85,000			
TOTAL MARKET VALUE												431,653			
SOH/AGL Deduction												197,676			
ASSESSED VALUE												233,977			
TOTAL EXEMPTION VALUE												50,000			
BASE TAXABLE VALUE												183,977			
TOTAL JUST VALUE												431,653			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												416,866			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24402	ADDITION	4,446	02/01/2011
E18395	ELEC OTHER	2,000	11/01/2006
M12181	MECH OTHER	0	10/01/2006
C18552	CO ISSUED	0	09/01/2006
B18552	NEW CONSTR	295,000	09/01/2006
P11581	OTHER	0	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1813/0569	9/07/2012	WD	Q	I	02	232,500	
GRANTOR: GARBOR JOSEPH Q & KRI							
GRANTEE: MASTELLER RYAN G &							
1488/0141	3/27/2007	WD	Q	I		290,000	
GRANTOR: MORRISON HOMES INC							
GRANTEE: GARBOR JOSEPH Q & K							

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 \$.									