LOT 46
NORTH HAMPTON #4 PB 6/384

OP SPE PHX1 LLC
2150 EAST GERMANN ROAD SUITE 1
CHANDLER, AZ 85286

2024

12-2N-27-1462-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

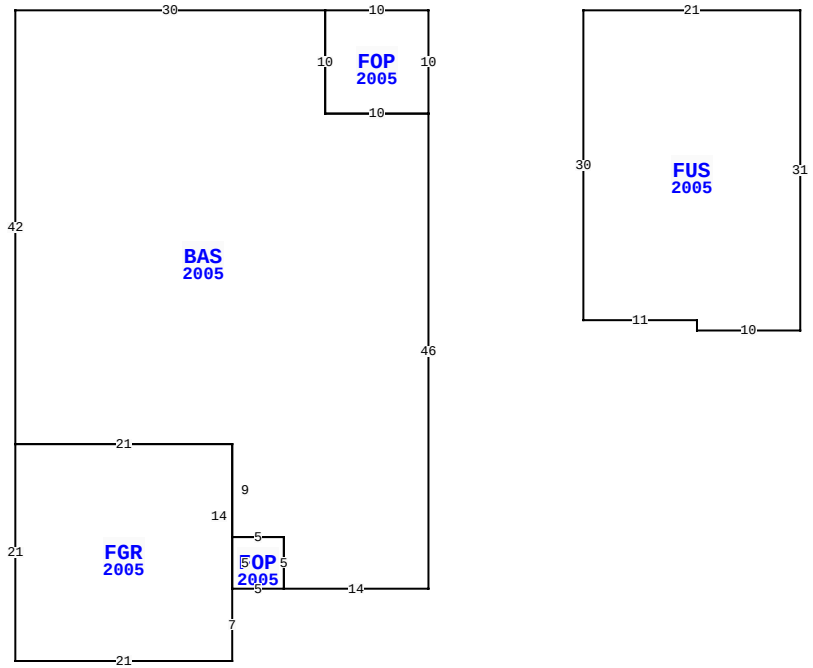
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,821	100	1,821	217,065
FGR	441	55	243	28,966
FOP	25	30	8	954
FOP	100	30	30	3,576
FUS	640	100	640	76,289
TOTALS	3,027		2,742	326,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,742	104.7888	130.99	359,175	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 2461 HX Base Yr 2019



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

95150 HITHER HILLS WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,849
TOTAL MARKET OB/XF VALUE		16,104
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		470,453
SOH/AGL Deduction		180,663
ASSESSED VALUE		289,790
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,790
TOTAL JUST VALUE		470,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001043	SOLAR PANELS	23,000	01/29/2021
19000090	SCRN ROOM	0	01/01/2019
M09354	MECH OTHER	0	02/01/2005
P08934	OTHER	0	02/01/2005
B14026	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/737	2/01/2024	WD	U	I	37	455,000
GRANTOR: ROBBINS JOHN S						
GRANTEE: OP SPE PHX1 LLC						
2196/1233	5/15/2018	WD	Q	I	01	310,000
GRANTOR: PREBLE EDWARD J & PAO						
GRANTEE: ROBBINS JOHN S & PA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W10 BAS=[YR=2005] W30 S42 FGR=[YR=2005] S21 E21 N7 FOP=[YR=2005] E5 N5 W5 S5$ N14 W21$ E21 S9 E5 S5 E14 N46 W10 N10$ S10 E10 N10$ PTR=E15 FUS=[YR=2005] E21 S31 W10 N1 W11 N30$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	548.00	SF	6.50	6.50	100	2005	2005	3	86	3,063	
3	0858	SCULP CONC	0	100	24	20	480.00	SF	13.00	13.00	100	2006	2006	3	96	5,990	
4	0910	SCRN RM L	0	100	20	16	320.00	SF	15.00	15.00	100	2018	2018	3	82	3,936	

LAND DESCRIPTION

TOTAL OB/XF 16,104

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/04/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS