LOT 48
IN OR 2018/176
NORTH HAMPTON #4 PB 6/384

BAFFA THOMAS W/BAFFA SHARON R
95140 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

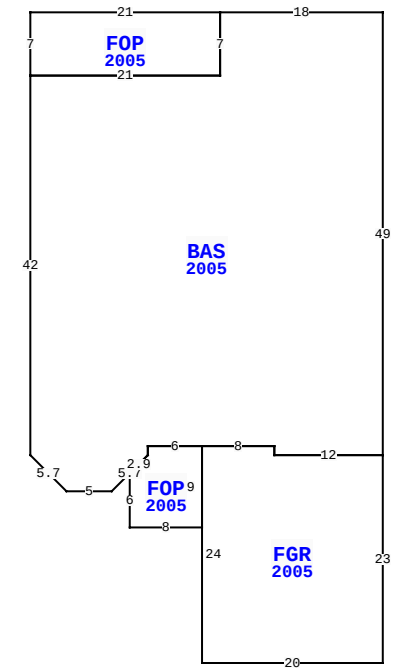
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,786	100	1,786	209,951
FGR	468	55	257	30,211
FOP	68	30	20	2,351
FOP	147	30	44	5,172
TOTALS	2,469		2,107	247,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,107	103.3410	129.18	272,182	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1786 HX Base Yr



95140 HITHER HILLS WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,686
TOTAL MARKET OB/XF VALUE	3,242
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	378,428
SOH/AGL Deduction	86,937
ASSESSED VALUE	291,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,491
TOTAL JUST VALUE	378,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10178	MECH OTHER	0	08/01/2005
E15369	ELEC OTHER	2,000	07/01/2005
P09688	OTHER	0	07/01/2005
R0507753	REPAIR/RRF	5,000	06/01/2005
B0515392	NEW CONSTR	135,502	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0176	12/08/2015	WD	Q	I	01	231,000
GRANTOR: CALLAHAN THOMAS R & M						
GRANTEE: BAFFA THOMAS W & SH						
1386/1927	2/06/2006	WD	U	I	21	245,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: CALLAHAN THOMAS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W21 S7 E21 N7 $ S7 W21 S42 D4 R4 E5 U4 R4 FOP=[YR=2005] D2 L2 S6 E8 N9 W6 S1$ N1 E6FGR=[YR=2005] S24 E20 N23 W12 N1 W8$ E8 S1 E12 N49$.

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	0810	CONCRETE A	0	0	0	0	580.00	SF	6.50	6.50	100	2005	2005	3	86	3,242	

LAND DESCRIPTION

TOTAL OB/XF 3,242

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS