LOT 49
NORTH HAMPTON #4 PB 6/384

STRIETER-LONGNECKER LIV TRUST/STRIETER ROBERT P TR
116 LONG POINT
WILLIAMSBURG, VA 23188

2024

12-2N-27-1462-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

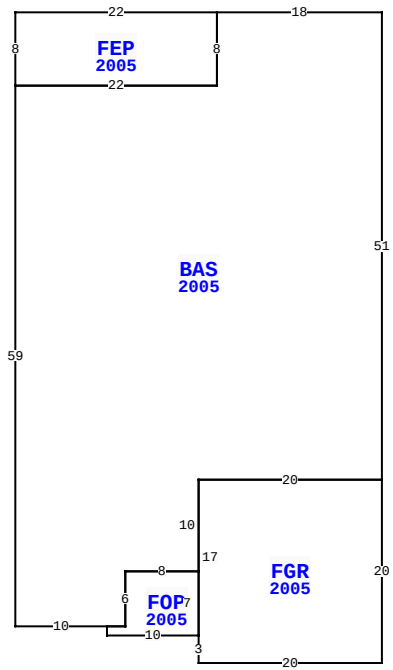
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,136	100	2,136	254,166
FEP	176	80	141	16,778
FGR	400	55	220	26,178
FOP	58	30	17	2,023
TOTALS	2,770		2,514	299,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,514	104.6064	130.76	328,731	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2136 HX Base Yr



95134 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	299,145
TOTAL MARKET OB/XF VALUE	3,175
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	429,820
SOH/AGL Deduction	94,496
ASSESSED VALUE	335,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,324
TOTAL JUST VALUE	429,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007281	REPAIR/RRF	14,550	08/13/2020
E15706	ELEC OTHER	2,000	09/01/2005
M10349	MECH OTHER	0	09/01/2005
P09951	OTHER	0	08/01/2005
R07992	REPAIR/RRF	5,000	07/01/2005
B15715	NEW CONSTR	240,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0073	12/22/2020	WD	Q	I	01	320,000
GRANTOR: MCCOLLOUGH LAURIE G						
GRANTEE: STRIETER-LONGNECKER						
2083/1239	11/08/2016	WD	Q	I	01	289,000
GRANTOR: NUCCI GEORGE & KAREN						
GRANTEE: MCCOLLOUGH LAURIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FEP=[YR=2005] W22 S8 E22 N8$ S8 W22 S59 E10 FOP=[YR=2005] S1 E10 FGR=[YR=2005] S3 E20 N20 W20 S17 $ N7 W8 S6 W2$ E2 N6 E8 N10 E20 N51$.

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	568.00	SF	6.50	6.50	100	2005	2005	3	86	3,175	

LAND DESCRIPTION

TOTAL OB/XF 3,175

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