LOT 51
IN OR 2000/232
NORTH HAMPTON #4 PB 6/384

PARRINGTON LIVING TRUST/PARRINGTON HOWARD J TRUSTE
95108 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0051-0000

BUILDING CHARACTERISTICS

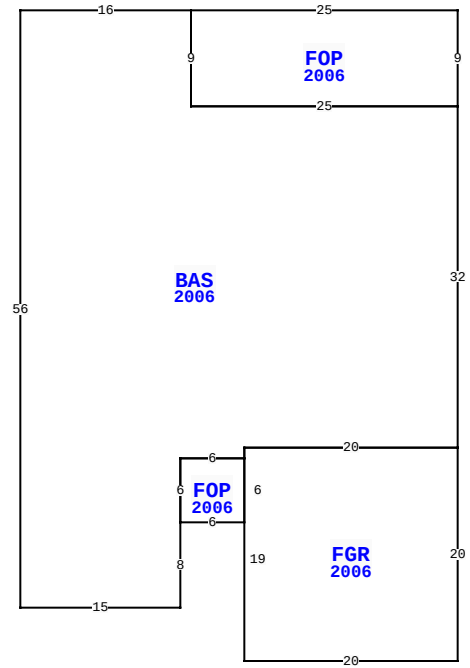
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	1,687	217,355
FGR	400	55	220	28,345
FOP	36	30	11	1,417
FOP	225	30	68	8,761
TOTALS	2,348		1,986	255,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,986	112.6510	140.81	279,649	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 1687 HX Base Yr 2007



95108 HITHER HILLS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,879
TOTAL MARKET OB/XF VALUE		6,407
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		389,786
SOH/AGL Deduction		203,268
ASSESSED VALUE		186,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,518
TOTAL JUST VALUE		389,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005651	ROOF	14,099	07/17/2020
M11872	MECH OTHER	0	08/01/2006
E17694	ELEC OTHER	2,000	07/01/2006
P0611279	OTHER	0	06/01/2006
C16762	CO ISSUED	200,000	12/01/2005
R08666	REPAIR/RRF	5,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0232	8/24/2015	WD	U	I	11	100
GRANTOR: PARRINGTON HOWARD J &						
GRANTEE: PARRINGTON LIVING T						
1999/1912	8/24/2015	WD	U	I	11	100
GRANTOR: PARRINGTON HOWARD J &						
GRANTEE: PARRINGTON LIVING T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FOP=[YR=2006] N9 E25 S9 W25 $ N9 W16 S56 E15 N8 FOP=[YR=2006] N6 E6 S6 W6 $ N6 E6 FGR=[YR=2006] S19 E20 N20 W20 S1 $ N1 E20 N32 $.

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	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	2006	2006	3	87	3,257	

LAND DESCRIPTION

TOTAL OB/XF 6,407

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 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