



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		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	1,795	100	1,795	218,408
FGR	427	55	235	28,594
FOP	62	30	19	2,311
FOP	140	30	42	5,111
TOTALS	2,424		2,091	254,425

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	516.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,091	106.9719	133.71	279,588	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2021 Heated Area: 1795 HX Base Yr 2021											
95060 HITHER HILLS WAY, FERNANDINA BEACH											

TOTAL OB/XF											
2,884											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,425	
TOTAL MARKET OB/XF VALUE		2,884	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		384,809	
SOH/AGL Deduction		133,911	
ASSESSED VALUE		250,898	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		200,898	
TOTAL JUST VALUE		384,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000460	REPAIR/RRF	20,154	01/07/2022
M09355	MECH OTHER	0	02/01/2005
E14167	ELEC OTHER	2,000	02/01/2005
P08911	OTHER	0	02/01/2005
B13912	ELEC OTHER	2,000	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2345/0546	3/06/2020	WD	Q	I	01
GRANTOR: HARMON THOMAS & VIRGI					
GRANTEE: GILLIS JAMES H					
1343/0781	8/19/2005	WD	Q	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: HARMON THOMAS & VIR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 S43 E2 S2 E2 S2 E6 N2 E2 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S14 E20 N21 W13 N1 W7 S8\$ N10 W5 S4 W2 S2\$ N2 E2 N4 E5 S2 E7 S1 E13 N49\$.											