

FITZGERLAD WILLIAM BERNARD/DUNKEL ELIZABETH CHRIST
95052 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034-8721

12-2N-27-1462-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

1608

WD FR STUC 100

IRREGULAR 100

0305

COMP SHNGL 100

0511

DRYWALL 100

CLAY TILE 50

1414

CARPET 50

0303

CENTRAL 100

0404

AIR DUCTED 100

4100

2100

WOOD FRAME 100

1.00

1.100

0100

NONE 100

PTO

FSP

BAS

FGR

FOP

TOTALS

2,638

2,282

283,957

EXTRA FEATURES

L N

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

10811

CONCRETE B

0100

0

0

511.00

SF

5.20

5.20

100

2005

2005

3

86

2,285

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000135

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

090001

2,282

109.3925

136.74

312,041

2005

2005

0

0

9.00

91.00

1 SNGL FAM - 100% - 2018

Heated Area: 1971

HX Base Yr 2018

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

283,957

TOTAL MARKET OB/XF VALUE

2,285

TOTAL LAND VALUE - MARKET

127,500

TOTAL MARKET VALUE

413,742

SOH/AGL Deduction

202,855

ASSESSED VALUE

210,887

TOTAL EXEMPTION VALUE

55,000

HX HB WX

BASE TAXABLE VALUE

155,887

TOTAL JUST VALUE

413,742

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

401,047

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2727/1686

7/25/2024

WD Q

I

01

481,000

GRANTOR: WHITE BARBARA A L/E

GRANTEE: FITZGERLAD WILLIAM

2307/0971

9/24/2019

LE U

I

11

100

GRANTOR: WHITE BARBARA A

GRANTEE: WHITE RICHARD B & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25PT0=[YR=2005] N4W15S4E15\$ FSP=[YR=2005] W15S7E15N7\$S7W15S56E11 FOP=[YR=2005] S2E8N6W6S4W2\$E2N4E6 FGR=[YR=2005] S6E21N21W24S7E3S8\$N8W3 N7E24N44\$.