

LOT 58
IN OR 1745/1990
ESMT PT OR 1220/234

RAY JOHN R & LAURYE D
95036 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0058-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,123	100	2,123	273,763
FGR	489	55	269	34,688
FOP	30	30	9	1,160
FOP	112	30	34	4,385
TOTALS	2,754		2,435	313,996

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	43	16	688.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2006

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	000135	C	SFR CNSVTN	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	2,435	112.7441	140.93	343,165	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2012 Heated Area: 2123 HX Base Yr 2012											
95036 HITHER HILLS WAY, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,996	
TOTAL MARKET OB/XF VALUE		4,213	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		445,709	
SOH/AGL Deduction		293,171	
ASSESSED VALUE		152,538	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		102,538	
TOTAL JUST VALUE		445,709	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16106	ELEC OTHER	2,000	11/01/2005
M10652	MECH OTHER	0	11/01/2005
P10153	OTHER	0	10/01/2005
C15833	CO ISSUED	230,000	08/01/2005
R08078	REPAIR/RRF	5,000	08/01/2005
B15833	NEW CONSTR	230,000	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1745/1990	6/21/2011	WD U	I	11	
GRANTOR: BANKUNITED					
GRANTEE: RAY JOHN R & LAURYE					
1737/1000	5/06/2011	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: BANKUNITED					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W26 FOP=[YR=2005] W14 S8 E14 N8 \$ S8 W14 S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6 N5 W6 S5 \$ N5 E6 FGR=[YR=2006] S9 E21 N22 W18 U3 L3 D3 L3 S6 E3 S7 \$ N7 W3 N6 U3 R3 D3 R3 E18 N48 \$.											