IN OR 2419/1768
EX 12-4 & R/W OR 497/970

HIPPELHEUSER MARIJEAN REV TRUST/HIPPELHEUSER MARIJ
95066 HATTON RD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	04	Quality Level 04

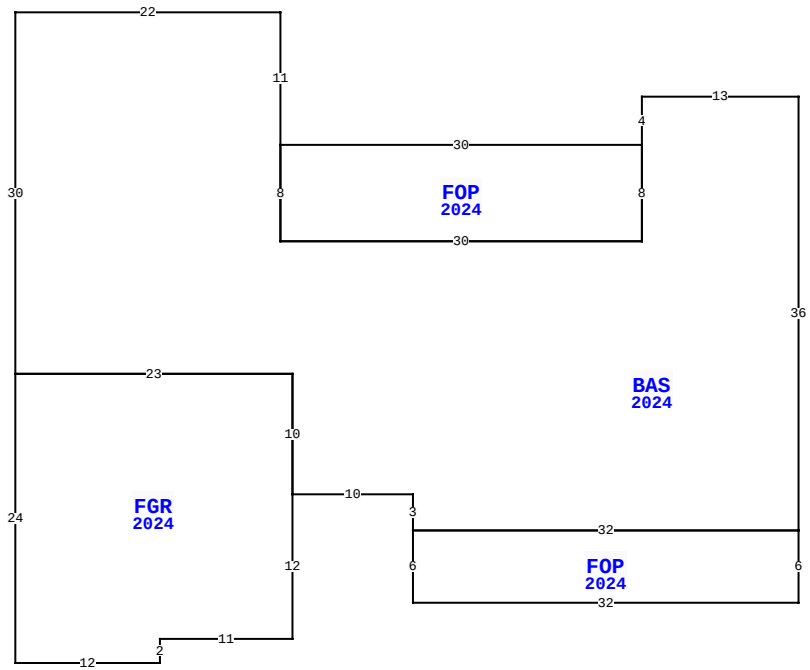
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	254,000
FGR	530	55	292	41,090
FOP	192	30	58	8,162
FOP	240	30	72	10,132
TOTALS	2,767		2,227	313,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	112.5726	140.72	313,383	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1805 HX Base Yr 2024



95066 HATTON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,383
TOTAL MARKET OB/XF VALUE		4,919
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		453,302
SOH/AGL Deduction		239,460
ASSESSED VALUE		213,842
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		158,842
TOTAL JUST VALUE		453,302
NCON VALUE		306,302
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003964	NEW CONSTR	336,607	03/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1768	12/17/2020	QC	U	I	11	100

GRANTOR: HIPPELHEUSER MARIJEAN
GRANTEE: HIPPELHEUSER MARIJE

2280/1009	5/30/2019	WD	Q	I	02	80,000

GRANTOR: JENNINGS LAURA K
GRANTEE: HIPPELHEUSER JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W13 S4 S8 W30 N8 N11 W22 S30 E23 S10 E10 S3 E32 N36 $
FGR=[YR=2024;ORIG=15,33] E23 S10 S12 W11 S2 W12 N24 $
FOP=[YR=2024;ORIG=37,14] E30 S8 W30 N8 $
FOP=[YR=2024;ORIG=48,46] E32 S6 W32 N6 $
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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
3	0811	CONCRETE B	0	100	0	0	946.00	SF	5.20	5.20	100	2024	2023		100	4,919	

LAND DESCRIPTION

TOTAL OB/XF 4,919

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	000100	C	SFR	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.90	75,000.00	67,500.00	135,000							

REVIEW DATE 11/28/2023 BY DJ Total Acres: 2.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS