IN OR 622 PG 371
ESMT OR 753/1637
FPL ESMT IN OR 963/1842

HATTON THOMAS E
95612 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

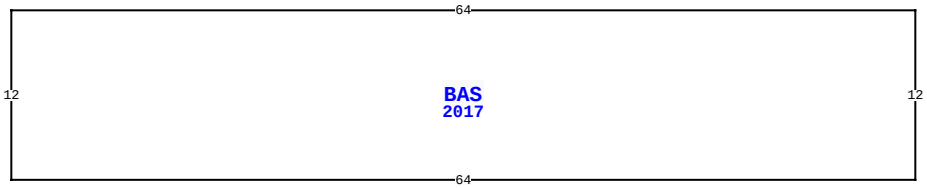
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	13,902
TOTALS	768		768	13,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	86.2000	60.34	46,341	1965	1965	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 768 HX Base Yr



95057 NITAS WAY, 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	13,902
TOTAL MARKET OB/XF VALUE	138
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	74,040
SOH/AGL Deduction	30,975
ASSESSED VALUE	43,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,065
TOTAL JUST VALUE	74,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0622/0371	3/21/1991	WD	Q	V		5,000
GRANTOR: ELLIS FRANCIS L						
GRANTEE: HATTON THOMAS & TER						
0591/0048	2/21/1990	QC	U	V	07	100
GRANTOR: WILDER G ET AL						
GRANTEE: ELLIS FRANCIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W64 S12 E64 N12$.

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	1243	WD DECK F	0	0	12	12	144.00	SF	4.00	4.00	100	2005	2005	3	24	138	

LAND DESCRIPTION

TOTAL OB/XF 138

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	75,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS