LOT 37
IN OR 1645/1505
NORTH HAMPTON #4 PB 6/384

ANTONIO ROBERT D
95061 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0037-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

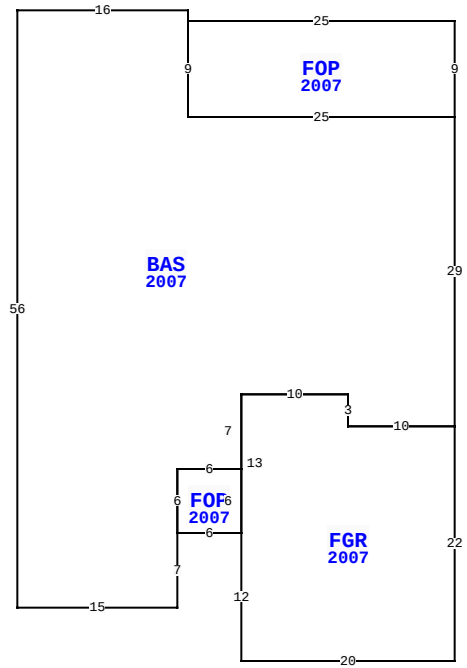
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	2007	1,598	212,936
FGR	470	55	2007	258	34,379
FOP	36	30	2007	11	1,466
FOP	225	30	2007	68	9,061
TOTALS	2,329			1,935	257,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,935	110.3235	145.63	281,794	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2010 Heated Area: 1598 HX Base Yr 2010



95061 HITHER HILLS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,842
TOTAL MARKET OB/XF VALUE		6,498
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		349,340
SOH/AGL Deduction		186,522
ASSESSED VALUE		162,818
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		62,096
TOTAL JUST VALUE		349,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18821	TANKS/BLRS	2,000	02/01/2007
M12706	TANKS/BLRS	0	02/01/2007
P12043	OTHER	0	01/01/2007
P12044	OTHER	0	01/01/2007
C18703	CO ISSUED	0	10/01/2006
B18703	NEW CONSTR	280,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1645/1505	10/22/2009	TD	Q	I	01	189,000
GRANTOR: KARR RICHARD J & KATH						
GRANTEE: ANTONIO ROBERT D						
1586/0076	9/22/2008	WD	Q	I	01	100
GRANTOR: KARR RICHARD J & KATH						
GRANTEE: KARR RICHARD J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W25 BAS=[YR=2007] N1 W16 S56 E15 N7
FOP=[YR=2007] E6 FGR=[YR=2007] S12 E20 N22 W10 N3 W10 S13$ N6 W6 S6$ N6 E6 N7 E10 S3 E10 N29 W25 N9$ S9 E25 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2007	2007	3	87	3,348	

LAND DESCRIPTION

TOTAL OB/XF 6,498

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS