

LOT 39
IN OR 1616/87
NORTH HAMPTON #4 PB 6/384

LEBLANC KAREN M
95087 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0039-0000



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	14	CARPET 70
Interior Floo	15	HARDTILE 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
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	1,784	100	2006	1,784	229,230
FGR	428	55	2006	235	30,196
FOP	68	30	2006	20	2,570
FOP	140	30	2006	42	5,396
TOTALS	2,420			2,081	267,392

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	44	16	704.00	SF	6.50	
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,081	106.9719	141.20	293,837	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2010 Heated Area: 1784 HX Base Yr 2010											
95087 HITHER HILLS WAY, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		267,392	
TOTAL MARKET OB/XF VALUE		4,287	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		356,679	
SOH/AGL Deduction		164,320	
ASSESSED VALUE		192,359	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		141,637	
TOTAL JUST VALUE		356,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15938	NEW CONSTR	134,248	02/21/2006
E16108	ELEC OTHER	2,000	11/01/2005
M10650	MECH OTHER	0	11/01/2005
P10152	OTHER	0	10/01/2005
R08153	REPAIR/RRF	5,000	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1616/0087	4/21/2009	WD	Q	I	01
GRANTOR: SOLT I RYAN & CRYSTAL					
GRANTEE: LEBLANC KAREN M					
1480/0096	2/21/2007	WD	Q	I	01
GRANTOR: SOLT I RYAN					
GRANTEE: SOLT I RYAN & CRYSTA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W19FOP=[YR=2006] W20S7E20N7S S7W20S42 R4 D3 E5 U3 R4 FOP=[YR=2006] D2 L2 S6E8N9W6S1N1E6FGR=[YR=2006] S22E20N21W12N1W8SE8S1E12N49\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,287									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												