LOT 40
NORTH HAMPTON #4 PB 6/384

BOCK DAVID II & JENNIFER
95095 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

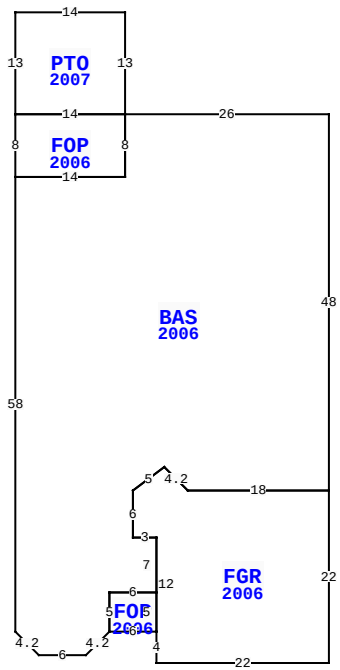
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,101	100	2006	2,101	276,079
FGR	513	55	2006	282	37,056
FOP	30	30	2006	9	1,183
FOP	112	30	2006	34	4,468
PTO	182	5	2007	9	1,183
TOTALS	2,938			2,435	319,969

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	109.3925	144.40	351,614	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2101 HX Base Yr 2007



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

95095 HITHER HILLS WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,969
TOTAL MARKET OB/XF VALUE		5,607
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,576
SOH/AGL Deduction		191,197
ASSESSED VALUE		219,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,657
TOTAL JUST VALUE		410,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19817	ADDITION	7,500	04/01/2007
E16795	ELEC OTHER	2,000	02/01/2006
M11043	MECH OTHER	0	02/01/2006
P10500	OTHER	0	12/01/2005
C16608	CO ISSUED	230,000	11/01/2005
R08583	REPAIR/RRF	5,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2401/1851	10/13/2020	QC	U	I	11	100
GRANTOR: YOUNG JENNIFER A						
GRANTEE: BOCK DAVID II & JEN						
1415/1459	5/30/2006	WD	Q	I		309,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: YOUNG JENNIFER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 PTO=[YR=2007] N13 W14 S13 E14$FOP=[YR=2006] W14 S8 E14 N8 $ S8 W14 S58 D3 R3 E6 U3 R3 FOP=[YR=2006] E6 FGR=[YR=2006] S4 E22 N22 W18 U3 L3 D3 L4 S6 E3S12$ N5 W6 S5$ N5 E6 N7 W3 N6 U3 R4 D3 R3 E18 N48$.

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	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2006	2006	3	86	3,090	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
3	0910	SCRN RM L	0	100	13	14	182.00	SF	15.00	15.00	100	2007	2007	3	27	737	

LAND DESCRIPTION

TOTAL OB/XF 5,607

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