LOT 41
NORTH HAMPTON #4 PB 6/384

PARSONS JAMES R REV TRUST & PARSONS BETH A REVOCAB
95103 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0041-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

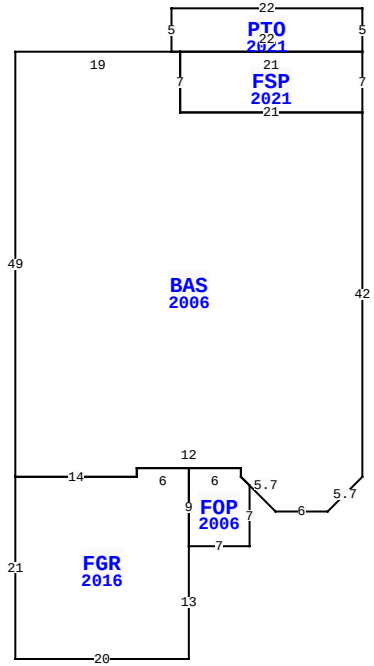
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,841	100	2006	1,841	246,444
FGR	426	55	2016	234	31,324
FOP	62	30	2006	19	2,543
FSP	147	40	2021	59	7,898
PTO	110	5	2021	6	803
TOTALS	2,586			2,159	289,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	108.4615	143.17	309,104	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 1841 HX Base Yr 2022



95103 HITHER HILLS WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,012
TOTAL MARKET OB/XF VALUE		6,773
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,785
SOH/AGL Deduction		42,203
ASSESSED VALUE		338,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,860
TOTAL JUST VALUE		380,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006275	ADDITION	2,179	05/17/2021
20004086	REPAIR/RRF	13,174	06/02/2020
E17109	ELEC OTHER	2,000	04/01/2006
M11361	MECH OTHER	0	04/01/2006
P10820	OTHER	0	03/01/2006
C16599	CO ISSUED	220,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2431/1755	2/05/2021	WD	Q	I	02	280,000
GRANTOR: BATTS FAMILY TRUST						
GRANTEE: PARSONS JAMES R & B						
2379/0933	7/27/2020	WD	U	I	11	100
GRANTOR: BATTS JEFFREY L JR &						
GRANTEE: BATTS FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N5 W22 S5 E22$ FSP=[YR=2021] W21 BAS=[YR=2006] W19 S49 FGR=[YR=2016] S21 E20 N13 FOP=[YR=2006] E7 N7 U1 L1 N1 W6 S9$ N9 W6 S1 W14$ E14 N1 E12 S1 D4 R4 E6 U4 R4 N42 W21 N7$ S7 E21 N7$.

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	729.00	SF	5.20	5.20	100	2006	2006	3	86	3,260	
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	0911	SCRN RM A	0	100	22	5	110.00	SF	17.50	17.50	100	2021	2021	3	90	1,733	

LAND DESCRIPTION

TOTAL OB/XF 6,773

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 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS