

LOT 42
IN OR 1813/569
NORTH HAMPTON #4 PB 6/384

MASTELLER RYAN G & JULIE B
95111 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2007	2,054	265,311
FGR	442	55	2007	243	31,388
FOP	128	30	2007	38	4,908
FOP	176	30	2007	53	6,846
FUS	342	100	2007	342	44,176
TOTALS	3,142			2,730	352,629

EXTRA FEATURES

L N	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	679.00	SF	5.20	5.20	100	2007	2007	3	87	3,072	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	0910	SCRN RM L	0	100	10	22	220.00	SF	15.00	15.00	100	2011	2011	3	45	1,485	
4	0855	CONC PAVER	0	100	10	22	220.00	SF	10.00	10.00	100	2011	2011	3	91	2,002	
5	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2012	2012	3	92	920	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2013

Heated Area: 2396

HX Base Yr 2013

95111 HITHER HILLS WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	10/04/2007	RK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF

10,629

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

352,629

TOTAL MARKET OB/XF VALUE

10,629

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

448,258

SOH/AGL Deduction

207,496

ASSESSED VALUE

240,762

TOTAL EXEMPTION VALUE

50,722

HX HB

BASE TAXABLE VALUE

190,040

TOTAL JUST VALUE

448,258

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

431,653

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B24402

ADDITION

4,446

02/01/2011

E18395

ELEC OTHER

2,000

11/01/2006

M12181

MECH OTHER

0

10/01/2006

C18552

CO ISSUED

0

09/01/2006

B18552

NEW CONSTR

295,000

09/01/2006

P11581

OTHER

0

09/01/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1813/0569

9/07/2012

WD

Q

I

02

232,500

GRANTOR: GARBER JOSEPH Q & KRI

GRANTEE: MASTELLER RYAN G &

1488/0141

3/27/2007

WD

Q

I

290,000

GRANTOR: MORRISON HOMES INC

GRANTEE: GARBER JOSEPH Q & K

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 \$ S8 W22 S58
FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W6 S3 W6 N3 W8
S23 \$ N10 W8 S6 W12 \$ E12 N6 E8 N13 E8 S3 E6 N3 E6 N47 \$
PTR=E30 FUS=[YR=2007] E7 S6 E8 S20 W15 N26 \$ W30 \$.