LOT 43
NORTH HAMPTON #4 PB 6/384

HARRIS FAMILY REVOCABLE TRUST/HARRIS ERIC N TRUSTE
435 OLD DEER HEAD COVE ROAD
RISING FAWN, GA 30738

2025

12-2N-27-1462-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

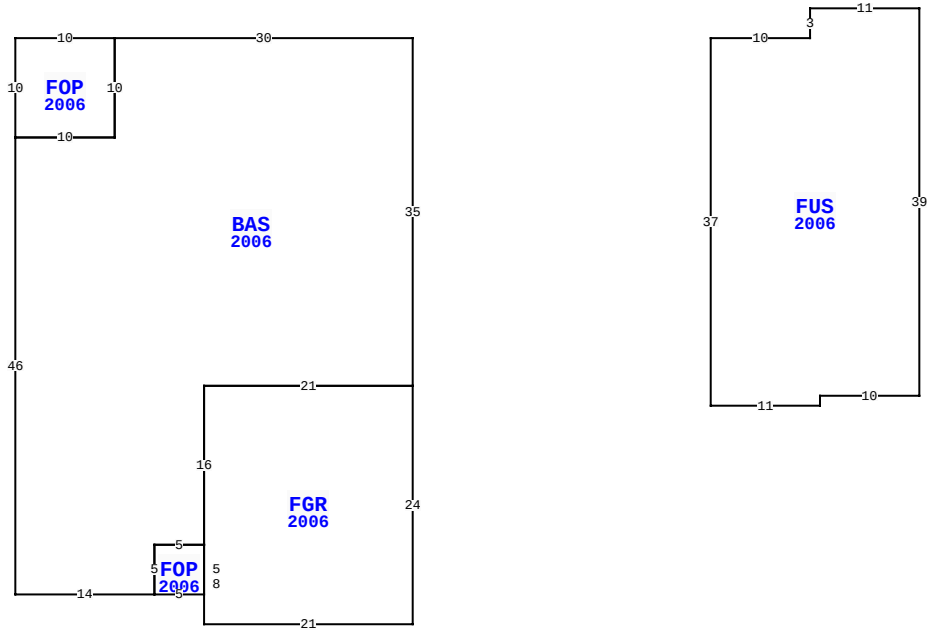
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2006	1,674	208,149
FGR	504	55	2006	277	34,443
FOP	25	30	2006	8	995
FOP	100	30	2006	30	3,730
FUS	800	100	2006	800	99,474
TOTALS	3,103			2,789	346,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,789	103.5120	136.64	381,089	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2474 HX Base Yr



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

95119 HITHER HILLS WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	346,791
TOTAL MARKET OB/XF VALUE	3,573
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	435,364
SOH/AGL Deduction	61,981
ASSESSED VALUE	373,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,383
TOTAL JUST VALUE	435,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17606	ELEC OTHER	2,000	07/01/2006
M11811	MECH OTHER	0	07/01/2006
P0611182	OTHER	0	06/01/2006
C16629	CO ISSUED	240,000	11/01/2005
R08587	REPAIR/RRF	5,000	11/01/2005
B16629	NEW CONSTR	240,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/964	7/18/2024	TD	U	I	16	112,500
GRANTOR: RUTHERFORD MONICA L N						
GRANTEE: HARRIS FAMILY REVOC						
1745/0909	7/01/2011	QC	U	I	11	100
GRANTOR: RUTHERFORD RONALD M						
GRANTEE: RUTHERFORD MONICA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 FOP=[YR=2006] S10 W10 N10 E10 $ S10 W10 S46 E14 FOP=[YR=2006] N5 E5 S5 W5 $N5 E5 FGR=[YR=2006] S8 E21 N24 W21 S16 $ N16 E21 N35 $ PTR= E30 FUS=[YR=2006] E10 N3 E11 S39 W10 S1 W11 N37 $ W30 $.

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	0	0	0	799.00	SF	5.20	5.20	100	2006	2006	3	86	3,573	

LAND DESCRIPTION

TOTAL OB/XF 3,573

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	0		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