LOT 44
NORTH HAMPTON #4 PB 6/384

TICE JOHN M JR
95129 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0044-0000

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 60
Interior Floo	11	CLAY TILE 40
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

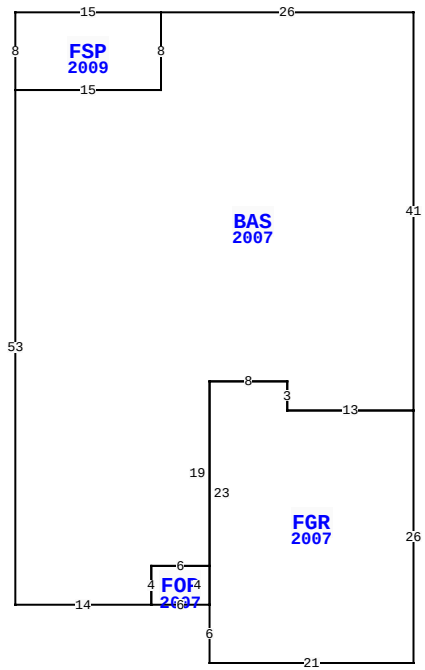
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	2007	1,913	247,803
FGR	570	55	2007	314	40,674
FOP	24	30	2007	7	907
FSP	120	40	2009	48	6,217
TOTALS	2,627			2,282	295,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	107.2512	141.57	323,063	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 1913 HX Base Yr 2024



95129 HITHER HILLS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,603
TOTAL MARKET OB/XF VALUE		6,082
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		386,685
SOH/AGL Deduction		107,380
ASSESSED VALUE		279,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,583
TOTAL JUST VALUE		386,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12072	MECH OTHER	0	09/01/2006
E17925	ELEC OTHER	2,000	08/01/2006
P11394	OTHER	0	08/01/2006
C16609	CO ISSUED	0	11/01/2005
R08584	REPAIR/RRF	5,000	11/01/2005
B16609	NEW CONSTR	230,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/257	8/18/2023	WD	Q	I	01	440,000
GRANTOR: DUFFY KERILEE WERDER						
GRANTEE: TICE JOHN M JR						
2329/0187	12/31/2019	QC	U	I	11	100
GRANTOR: DUFFY KERILEE WERDER						
GRANTEE: DUFFY KERILEE WERDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 FSP=[YR=2009] W15 S8 E15 N8$ S8 W15 S53 E14 FOP=[YR=2007] E6 FGR=[YR=2007] S6 E21 N26 W13 N3 W8 S23$ N4 W6 S4$ N4 E6 N19 E8 S3 E13 N41$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2007	2007	3	87	2,932	

LAND DESCRIPTION

TOTAL OB/XF 6,082

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	0003	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