LOT 45
NORTH HAMPTON #4 PB 6/384

**BENTON DEBBIE L**
95154 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1462-0045-0000**

## BUILDING CHARACTERISTICS

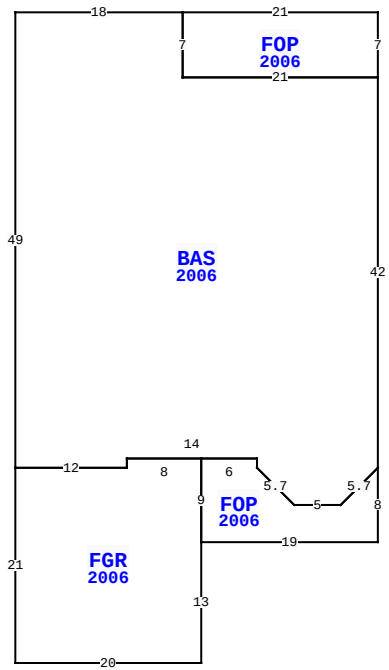
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| 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 | 1,786 | 100 | 2006 | 1,786 | 223,506 |
| FGR | 428 | 55 | 2006 | 235 | 29,408 |
| FOP | 122 | 30 | 2006 | 37 | 4,630 |
| FOP | 147 | 30 | 2006 | 44 | 5,506 |
| TOTALS | 2,483 | | | 2,102 | 263,051 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,102 | 104.1789 | 137.52 | 289,067 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1786 HX Base Yr 2022




95154 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 | | 263,051 |
| TOTAL MARKET OB/XF VALUE | | 4,858 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 395,409 |
| SOH/AGL Deduction | | 64,842 |
| ASSESSED VALUE | | 330,567 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 279,845 |
| TOTAL JUST VALUE | | 395,409 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,870 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10885 | MECH OTHER | 0 | 01/01/2006 |
| E16438 | ELEC OTHER | 2,000 | 12/01/2005 |
| P10426 | OTHER | 0 | 12/01/2005 |
| C15773 | CO ISSUED | 230,000 | 08/01/2005 |
| R08035 | REPAIR/RRF | 5,000 | 08/01/2005 |
| B15773 | NEW CONSTR | 230,000 | 08/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2478/1006 | 7/01/2021 | WD | Q | I | 01 | 309,500 |
| GRANTOR: ZILLOW HOMES PROPERTY | | | | | | |
| GRANTEE: BENTON DEBBIE L | | | | | | |
| 2468/0312 | 5/27/2021 | WD | U | I | 37 | 282,900 |
| GRANTOR: PEACOCK RAYMOND K | | | | | | |
| GRANTEE: ZILLOW HOMES PROPER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2006] W21 BAS=[YR=2006] W18 S49 FGR=[YR=2006] S21 E20 N13 FOP=[YR=2006] E19 N8 L4 D4 W5 U4 L4 N1 W6 S9$ N9 W8 S1 W12$ E12 N1 E14 S1 R4 D4 E5 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 | 0810 | CONCRETE A | 0 | 100 | 50 | 16 | 800.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 4,472 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 23 | 3 | 69.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 386 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,858

| 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 | 000135 | C | RES NATURAL | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 127,500.00 | 127,500.00 | 127,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS