

LOT 52
IN OR 1984/1144
NORTH HAMPTON #4 PB 6/384

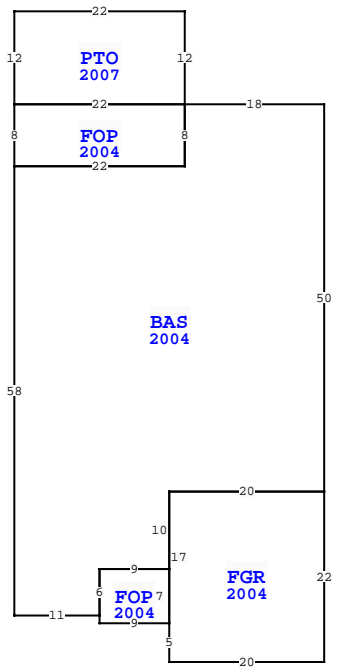
JOHNSON JAMES B & MARY L
95092 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0052-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 70	
Interior Floo	11	CLAY TILE 30	
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
BAS	2,090	100	2004
FGR	440	55	2004
FOP	63	30	2004
FOP	176	30	2004
PTO	264	5	2007
TOTALS	3,033		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,417	105.1099	138.75	335,359	2004	2009	0	0	7.50	92.50
1 SNGL FAM - 100% - 2006 Heated Area: 2090 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			310,207
TOTAL MARKET OB/XF VALUE			3,585
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			441,292
SOH/AGL Deduction			231,823
ASSESSED VALUE			209,469
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			158,747
TOTAL JUST VALUE			441,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004579	REPAIR/RRF	0	06/13/2020
B20151	ADDITION	7,300	06/01/2007
B0413151	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/1144	6/09/2015	QC	U	I	11	100
GRANTOR: JOHNSON JAMES B & MAR						
GRANTEE: JOHNSON JAMES B & M						
1298/0929	2/28/2005	WD	U	I	21	234,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOHNSON JAMES B						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W18 PTO=[YR=2007] N12 W22 S12 E22\$FOP=[YR=2004] W22 S8 E22N8\$ S8 W22 S58 E11 FOP=[YR=2004] S1 E9 FGR=[YR=2004] S5 E20 N22 W20 S17\$N7 W9 S6\$ N6 E9 N10 E20 N50\$	

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	583.00	SF	5.20	5.20	100	2004	2004	3	83	2,516							
2	0910	SCRN RM L	0	100	12	264.00	SF	15.00	15.00	100	2007	2007	3	27	1,069							
TOTALS												3,033										

LAND DESCRIPTION												TOTAL OB/XF												3,585				
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	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											