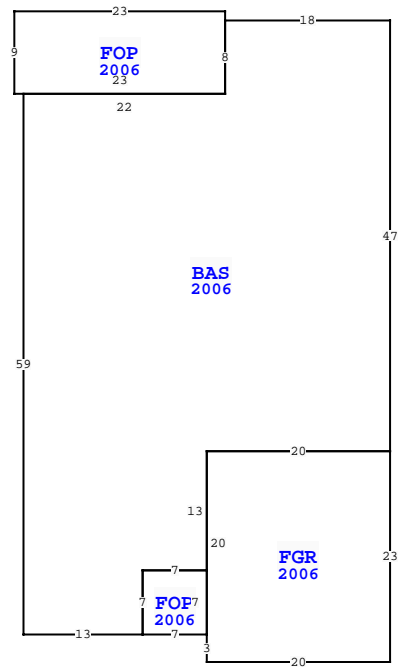


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	70	
Exterior Wall	21	STONE	30	
Roof Structure	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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
BAS	2,055	100	2006	2,055
FGR	460	55	2006	253
FOP	49	30	2006	15
FOP	207	30	2006	62
TOTALS	2,771			2,385

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2016								
				Heated Area: 2055							
					HX Base Yr 2016						



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,265
TOTAL MARKET OB/XF VALUE		3,394
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		446,159
SOH/AGL Deduction		176,201
ASSESSED VALUE		269,958
TOTAL EXEMPTION VALUE	VX HX HB VP	162,840
BASE TAXABLE VALUE		107,118
TOTAL JUST VALUE		446,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16794	ELEC OTHER	200	02/01/2006
M10952	MECH OTHER	0	01/01/2006
P10423	OTHER	0	12/01/2005
C16303	CO ISSUED	240,000	10/01/2005
R08391	REPAIR/RRF	5,000	10/01/2005
B16303	NEW CONSTR	240,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/919	11/27/2023	QC	U	I	11	100
GRANTOR: BAEHNE ROBERT W & FRA						
GRANTEE: ENGLISH KAREN ELIZA						
1988/1044	6/30/2015	WD	Q	I	02	240,000
GRANTOR: RICHARD MADELINE F						
GRANTEE: BAEHNE ROBERT W & F						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2006

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
95044 HITHER HILLS WAY, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											
TOTAL OB/XF 3,394											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FOP=[YR=2006] N1 W23 S9 E23 N8\$ S8 W22											
S59 E13 FOP=[YR=2006] E7 FGR=[YR=2006] S3 E20 N23 W20 S20\$											
N7 W7 S7\$ N7 E7 N13 E20 N47\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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							