LOT 58
IN OR 1745/1990
ESMT PT OR 1220/234

RAY JOHN R & LAURYE D
95036 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

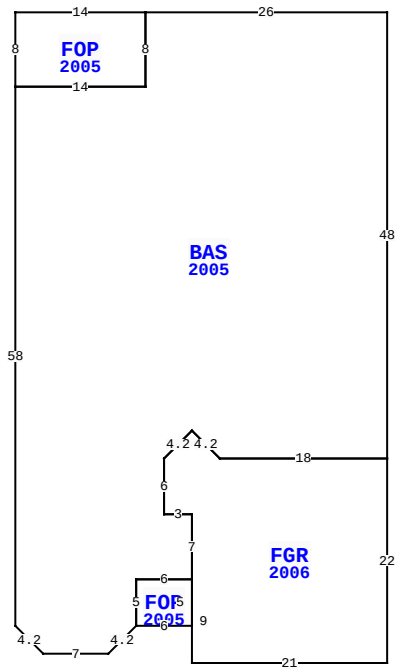
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,123	100	2005	2,123	287,510
FGR	489	55	2006	269	36,430
FOP	30	30	2005	9	1,218
FOP	112	30	2005	34	4,605
TOTALS	2,754			2,435	329,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	112.7441	148.82	362,377	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2012 Heated Area: 2123 HX Base Yr 2012



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

95036 HITHER HILLS WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,763
TOTAL MARKET OB/XF VALUE		4,165
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		461,428
SOH/AGL Deduction		304,466
ASSESSED VALUE		156,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,240
TOTAL JUST VALUE		461,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16106	ELEC OTHER	2,000	11/01/2005
M10652	MECH OTHER	0	11/01/2005
P10153	OTHER	0	10/01/2005
C15833	CO ISSUED	230,000	08/01/2005
R08078	REPAIR/RRF	5,000	08/01/2005
B15833	NEW CONSTR	230,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1745/1990	6/21/2011	WD	U	I	11	182,000
GRANTOR: BANKUNITED						
GRANTEE: RAY JOHN R & LAURYE						
1737/1000	5/06/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANKUNITED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FOP=[YR=2005] W14 S8 E14 N8 $ S8 W14 S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6 N5 W6 S5 $ N5 E6 FGR=[YR=2006] S9 E21 N22 W18 U3 L3 D3 L3 S6 E3 S7 $ N7 W3 N6 U3 R3 D3 R3 E18 N48 $.

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	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	86	3,846	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2006	2006	3	86	319	

LAND DESCRIPTION

TOTAL OB/XF 4,165

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