LOT 56 R621683 & R621684
IN OR 873/1632
OAK HILL ESTATES #2 PB 5/134

HATTON THOMAS E
95612 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

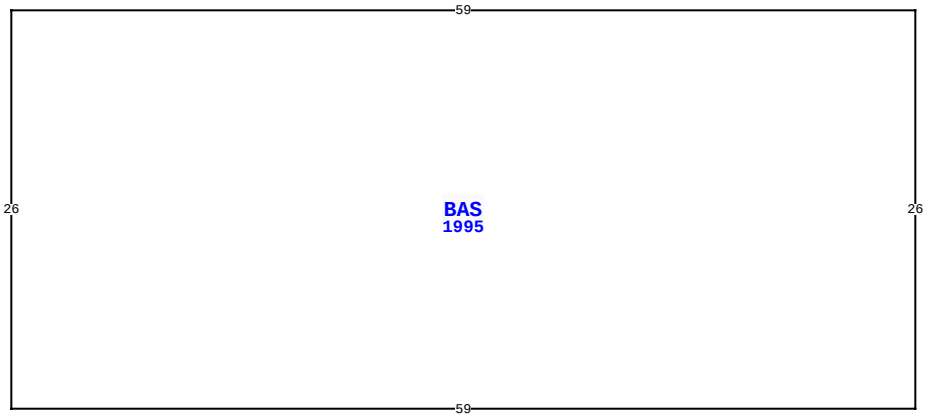
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1995	1,534	40,350
TOTALS	1,534			1,534	40,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,534	109.6000	87.68	134,501	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1534 HX Base Yr



95004 GEORGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,350
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	169,750
SOH/AGL Deduction	76,395
ASSESSED VALUE	93,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,355
TOTAL JUST VALUE	169,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991623	REPAIR/RRF	0	03/01/1999
94-602	MH MOVE-ON	0	08/01/1994
94-00792	XFOB	1,700	02/01/1994
8560	MH MOVE-ON	24,500	05/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0873/1633	3/10/1999	WD	U	V	10	19,900
GRANTOR: WILLIAMS LOUISE						
GRANTEE: HATTON DENNIS P & M						
0873/1632	3/10/1999	WD	Q	I	01	31,700
GRANTOR: HATTON DENNIS P & MIC						
GRANTEE: HATTON THOMAS E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W59 S26 E59 N26$.

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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1994	1994	3	20	240	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	100,000.00	100,000.00	128,000							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 1.28 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 07/30/2025 BY SYS