PT OF E1/2 OF NW1/4
R673486 & R673487
IN OR 860 PG 1889

MCGEE JAMES L & KIMBERLY M
95300 HATTON RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0005-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	04	Quality Level 04

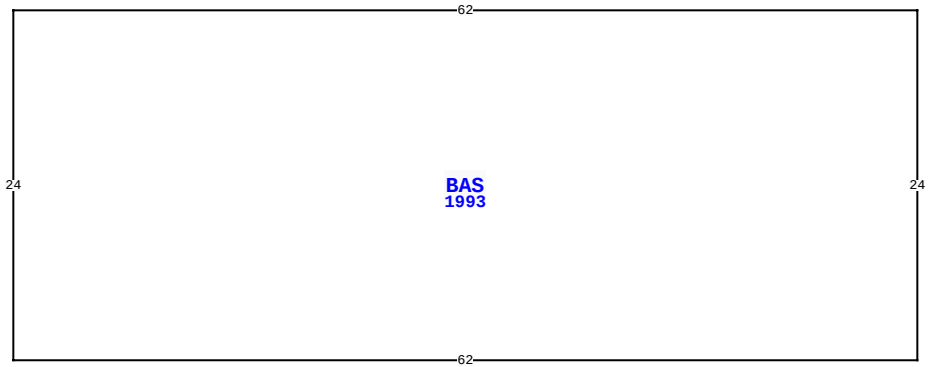
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	46,198
TOTALS	1,488			1,488	46,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,488	129.3600	103.49	153,993	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1488 HX Base Yr 2021



95300 HATTON RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,198
TOTAL MARKET OB/XF VALUE		1,717
TOTAL LAND VALUE - MARKET		107,000
TOTAL MARKET VALUE		154,915
SOH/AGL Deduction		72,599
ASSESSED VALUE		82,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,594
TOTAL JUST VALUE		154,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8325	MH MOVE-ON	29,000	09/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/1889	12/31/1998	WD	Q	I		68,000
GRANTOR: PEREAU WAYNE D & KATH						
GRANTEE: MCGEE JAMES & KIMBE						
0740/1495	10/04/1995	WD	Q	I	05	33,800
GRANTOR: SEC OF VET AFFAIRS						
GRANTEE: PEREAU & SHOOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S24 E62 N24 $.

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	100	42	8	336.00	SF	10.00	10.00	100	1995	1995	3	20	672	
2	1242	WD DECK A	0	100	0	0	475.00	SF	10.00	10.00	100	2005	2005	3	22	1,045	

LAND DESCRIPTION

TOTAL OB/XF 1,717

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	100	0002	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	100,000.00	100,000.00	107,000							

REVIEW DATE 03/09/2022 BY KWA Total Acres: 1.07 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 07/30/2025 BY SYS