IN OR 1136/1405

HATTON WAYNE EST & LEWIS L/CAPOLILUPO ELIZABETH H
95152 HATTON RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0012-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

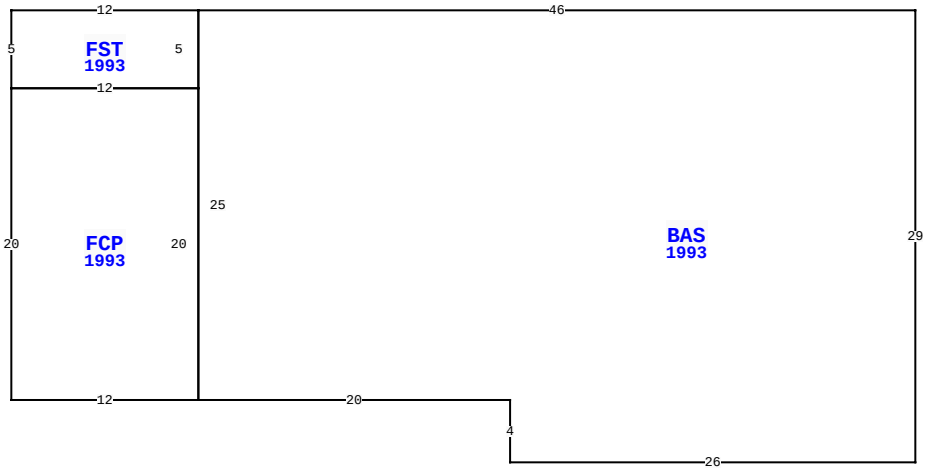
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,254	100	1993	1,254	110,553
FCP	240	25	1993	60	5,290
FST	60	55	1993	33	2,909
TOTALS	1,554			1,347	118,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,347	115.6480	115.65	155,781	1978	1978	0	0	0	23.77	76.23

1 SINGLE FAM – 0% - 0 Heated Area: 1254 HX Base Yr



95112 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	118,752
TOTAL MARKET OB/XF VALUE	13,540
TOTAL LAND VALUE - MARKET	319,500
TOTAL MARKET VALUE	451,792
SOH/AGL Deduction	158,653
ASSESSED VALUE	293,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,139
TOTAL JUST VALUE	451,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8753	REPAIR/RRF	2,000	03/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1136/1405	5/12/2003	QC	Q	I	01	100
GRANTOR: CRISP TRESKA H						
GRANTEE: HATTON WAYNE K & LE						
0840/1349	7/13/1998	PR	U	I	07	100
GRANTOR: CRISP TRESKA H & E CA						
GRANTEE: HATTON WAYNE K ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FST=[YR=1993] W12 S5 FCP=[YR=1993] S20 E12 N20W12$ E12N5$ S25 E20 S4 E26 N29$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,540

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	0002	OR	0.00	0.00	3.55	AC		1.00	1.00	0.90	100,000.00	90,000.00	319,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.55 Total Land Value: 319,500 Market: 0 Agricultural: 0 Common: 319,500 PRINTED 07/30/2025 BY SYS