LOT 36
NORTH HAMPTON #4 PB 6/384

**ANDERSON RICHARD & LUCILLE**
95041 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1462-0036-0000**

## 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 | 13 | LVT/LAMNT 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

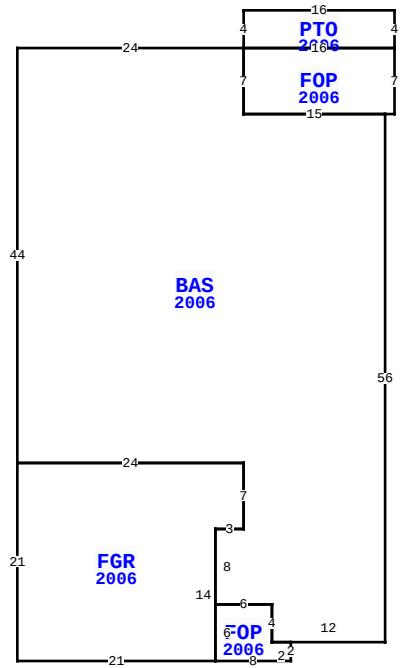
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,908 | 100 | 2006 | 1,908 | 238,376 |
| FGR | 462 | 55 | 2006 | 254 | 31,734 |
| FOP | 40 | 30 | 2006 | 12 | 1,500 |
| FOP | 112 | 30 | 2006 | 34 | 4,248 |
| PTO | 64 | 5 | 2006 | 3 | 375 |
| TOTALS | 2,586 | | | 2,211 | 276,232 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,211 | 99.3132 | 138.05 | 305,229 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM 100% - 2024 Heated Area: 1908 HX Base Yr 2024




| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE 05/04/2026 MLU |
| INC DATE | | | AG DATE |

95041 HITHER HILLS WAY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,232 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 351,232 |
| SOH/AGL Deduction | | 191,346 |
| ASSESSED VALUE | | 159,886 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 108,475 |
| TOTAL JUST VALUE | | 351,232 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 366,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E167934 | ELEC OTHER | 2,000 | 02/01/2006 |
| M110044 | MECH OTHER | 0 | 02/01/2006 |
| P10425 | OTHER | 0 | 12/01/2005 |
| C16247 | CO ISSUED | 230,000 | 10/01/2005 |
| R08346 | REPAIR/RRF | 5,000 | 10/01/2005 |
| B16247 | NEW CONSTR | 230,000 | 10/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2611/0660 | 12/28/2022 | WD | Q | I | 02 | 320,000 |
| GRANTOR: SMITH ERIKA A & JEFFR | | | | | | |
| GRANTEE: ANDERSON RICHARD & | | | | | | |
| 1721/1616 | 1/18/2011 | QC | U | I | 11 | 100 |
| GRANTOR: ANDERSON ERIKA & JEFF | | | | | | |
| GRANTEE: SMITH ERIKA A & JEF | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2006] W24 S44 FGR=[YR=2006] S21 E21 FOP=[YR=2006] E8 N2 W2 N4 W6 S6$ N14 E3 N7 W24$ E24 S7 W3 S8 E6 S4 E12 N56 FOP=[YR=2006] E1 N7 PTO=[YR=2006] N4 W16 S4 E16$ W16 S7 E15$ W15 N7$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS