LOT 39
IN OR 1616/87
NORTH HAMPTON #4 PB 6/384

LEBLANC KAREN M
95087 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0039-0000

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

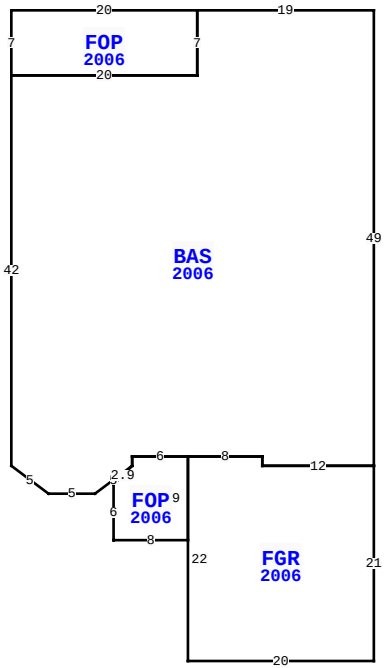
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2006	1,784	227,437
FGR	428	55	2006	235	29,959
FOP	68	30	2006	20	2,549
FOP	140	30	2006	42	5,355
TOTALS	2,420			2,081	265,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	101.3418	140.87	293,150	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2010 Heated Area: 1784 HX Base Yr 2010



95087 HITHER HILLS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,301
SOH/AGL Deduction		142,748
ASSESSED VALUE		197,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,142
TOTAL JUST VALUE		340,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15938	NEW CONSTR	134,248	02/21/2006
E16108	ELEC OTHER	2,000	11/01/2005
M10650	MECH OTHER	0	11/01/2005
P10152	OTHER	0	10/01/2005
R08153	REPAIR/RRF	5,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1616/0087	4/21/2009	WD	Q	I	01	175,000
GRANTOR: SOLTI RYAN & CRYSTAL						
GRANTEE: LEBLANC KAREN M						
1480/0096	2/21/2007	WD	Q	I	01	89,100
GRANTOR: SOLTI RYAN						
GRANTEE: SOLTI RYAN & CRYSTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19FOP=[YR=2006] W20S7E20N7$ S7W20S42 R4 D3 E5 U3 R4 FOP=[YR=2006] D2 L2 S6E8N9W6S1$N1E6FGR=[YR=2006] S22E20N21W12N1W8$E8S1E12N49$.

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