LOT 41
NORTH HAMPTON #4 PB 6/384

**PARSONS JAMES R REV TRUST & PARSONS BETH A REVOCAB**
95103 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1462-0041-0000**

## BUILDING CHARACTERISTICS

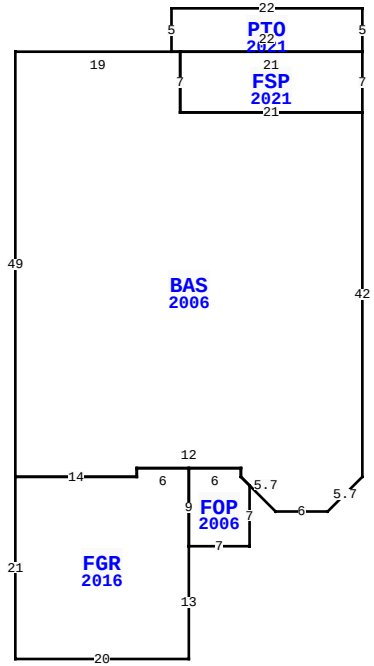
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,841 | 100 | 2006 | 1,841 | 237,970 |
| FGR | 426 | 55 | 2016 | 234 | 30,247 |
| FOP | 62 | 30 | 2006 | 19 | 2,456 |
| FSP | 147 | 40 | 2021 | 59 | 7,626 |
| PTO | 110 | 5 | 2021 | 6 | 776 |
| TOTALS | 2,586 | | | 2,159 | 279,075 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,159 | 102.7530 | 142.83 | 308,370 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM 100% - 2022 Heated Area: 1841 HX Base Yr 2022




95103 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

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 279,075 |
| TOTAL MARKET OB/XF VALUE | | 3,463 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 357,538 |
| SOH/AGL Deduction | | 9,814 |
| ASSESSED VALUE | | 347,724 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 296,313 |
| TOTAL JUST VALUE | | 357,538 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 380,785 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006275 | ADDITION | 2,179 | 05/17/2021 |
| 20004086 | REPAIR/RRF | 13,174 | 06/02/2020 |
| E17109 | ELEC OTHER | 2,000 | 04/01/2006 |
| M11361 | MECH OTHER | 0 | 04/01/2006 |
| P10820 | OTHER | 0 | 03/01/2006 |
| C16599 | CO ISSUED | 220,000 | 11/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2431/1755 | 2/05/2021 | WD | Q | I | 02 | 280,000 |
| GRANTOR: BATTS FAMILY TRUST | | | | | | |
| GRANTEE: PARSONS JAMES R & B | | | | | | |
| 2379/0933 | 7/27/2020 | WD | U | I | 11 | 100 |
| GRANTOR: BATTS JEFFREY L JR & | | | | | | |
| GRANTEE: BATTS FAMILY TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2021] N5 W22 S5 E22$ FSP=[YR=2021] W21 BAS=[YR=2006] W19 S49 FGR=[YR=2016] S21 E20 N13 FOP=[YR=2006] E7 N7 U1 L1 N1 W6 S9$ N9 W6 S1 W14$ E14 N1 E12 S1 D4 R4 E6 U4 R4 N42 W21 N7$ S7 E21 N7$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 88 | 1,760 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 22 | 5 | 110.00 | SF | 18.00 | 18.00 | 100 | 2021 | 2021 | 3 | 86 | 1,703 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,463

| 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 | | 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