LOT 42
IN OR 1813/569
NORTH HAMPTON #4 PB 6/384

MASTELLER RYAN G & JULIE B
95111 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

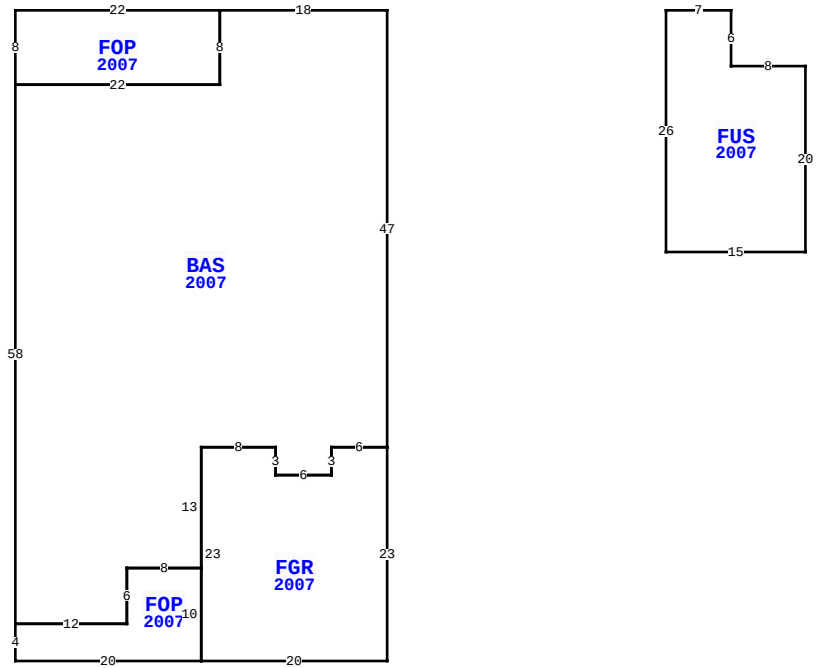
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,054	100	2007	2,054	263,226
FGR	442	55	2007	243	31,141
FOP	128	30	2007	38	4,870
FOP	176	30	2007	53	6,792
FUS	342	100	2007	342	43,829
TOTALS	3,142			2,730	349,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,730	101.2608	140.75	384,248	2007	2007	0	0	0	8.95	91.05

1 SNGL FAM 100% - 2013 Heated Area: 2396 HX Base Yr 2013



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	10/04/2007	RK	LAND DATE 05/04/2026 MLU
INC DATE			AG DATE

95111 HITHER HILLS WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,858
TOTAL MARKET OB/XF VALUE		4,699
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,557
SOH/AGL Deduction		182,294
ASSESSED VALUE		247,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,852
TOTAL JUST VALUE		429,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24402	ADDITION	4,446	02/01/2011
E18395	ELEC OTHER	2,000	11/01/2006
M12181	MECH OTHER	0	10/01/2006
C18552	CO ISSUED	0	09/01/2006
B18552	NEW CONSTR	295,000	09/01/2006
P11581	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1813/0569	9/07/2012	WD	Q	I	02	232,500
GRANTOR: GARBER JOSEPH Q & KRI						
GRANTEE: MASTELLER RYAN G &						
1488/0141	3/27/2007	WD	Q	I		290,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: GARBER JOSEPH Q & K						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0911	SCRN RM A	0	100	10	22	220.00	SF	18.00	18.00	100	2011	2011	3	40	1,584	

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 $ S8 W22 S58 FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W6 S3 W6 N3 W8 S23 $ N10 W8 S6 W12 $ E12 N6 E8 N13 E8 S3 E6 N3 E6 N47 $ PTR=E30 FUS=[YR=2007] E7 S6 E8 S20 W15 N26 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 4,699

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