LOT 48
IN OR 2018/176
NORTH HAMPTON #4 PB 6/384

BAFFA THOMAS W/BAFFA SHARON R
95140 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0048-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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

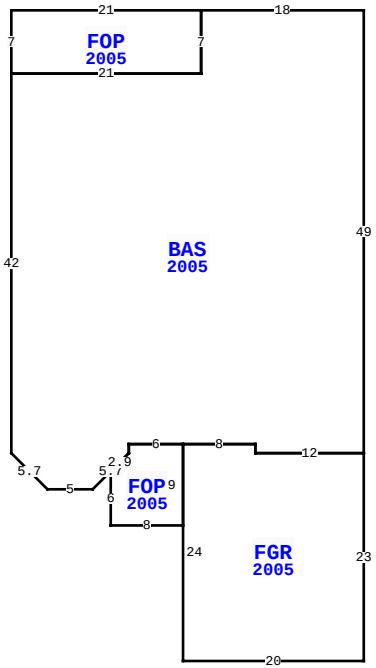
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2005	1,786	218,735
FGR	468	55	2005	257	31,476
FOP	68	30	2005	20	2,450
FOP	147	30	2005	44	5,389
TOTALS	2,469			2,107	258,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,107	97.9020	136.08	286,721	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2026 Heated Area: 1786 HX Base Yr 2026



95140 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,049
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		363,049
SOH/AGL Deduction		0
ASSESSED VALUE		363,049
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,638
TOTAL JUST VALUE		363,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10178	MECH OTHER	0	08/01/2005
E15369	ELEC OTHER	2,000	07/01/2005
P09688	OTHER	0	07/01/2005
R0507753	REPAIR/RRF	5,000	06/01/2005
B0515392	NEW CONSTR	135,502	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0176	12/08/2015	WD	Q	I	01	231,000
GRANTOR: CALLAHAN THOMAS R & M						
GRANTEE: BAFFA THOMAS W & SH						
1386/1927	2/06/2006	WD	U	I	21	245,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: CALLAHAN THOMAS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W21 S7 E21 N7 $ S7 W21 S42 D4 R4 E5 U4 R4 FOP=[YR=2005] D2 L2 S6 E8 N9 W6 S1$ N1 E6FGR=[YR=2005] S24 E20 N23 W12 N1 W8$ E8 S1 E12 N49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS