LOT 52
IN OR 1984/1144
NORTH HAMPTON #4 PB 6/384

JOHNSON JAMES B & MARY L
95092 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0052-0000

BUILDING CHARACTERISTICS

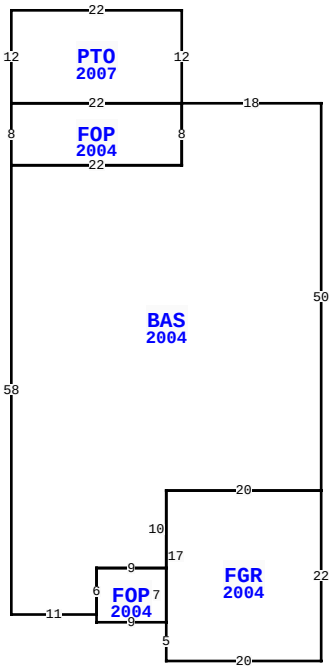
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,090	100	2004	2,090	264,870
FGR	440	55	2004	242	30,669
FOP	63	30	2004	19	2,408
FOP	176	30	2004	53	6,717
PTO	264	5	2007	13	1,648
TOTALS	3,033			2,417	306,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,417	101.8710	141.60	342,247	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2006 Heated Area: 2090 HX Base Yr 2006



95092 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		306,311
TOTAL MARKET OB/XF VALUE		1,140
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		412,451
SOH/AGL Deduction		197,326
ASSESSED VALUE		215,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,714
TOTAL JUST VALUE		412,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004579	REPAIR/RRF	0	06/13/2020
B20151	ADDITION	7,300	06/01/2007
B0413151	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/1144	6/09/2015	QC	U	I	11	100
GRANTOR: JOHNSON JAMES B & MAR						
GRANTEE: JOHNSON JAMES B & M						
1298/0929	2/28/2005	WD	U	I	21	234,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOHNSON JAMES B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 PTO=[YR=2007] N12 W22 S12 E22$FOP=[YR=2004] W22 S8 E22N8$ S8 W22 S58 E11 FOP=[YR=2004] S1 E9 FGR=[YR=2004] S5 E20 N22 W20 S17$N7 W9 S6$ N6 E9 N10 E20 N50$.

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	0911	SCRN RM A	0	100	12	22	264.00	SF	18.00	18.00	100	2007	2007	3	24	1,140	

LAND DESCRIPTION

TOTAL OB/XF 1,140

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