LOT 53
NORTH HAMPTON #4 PB 6/384

CAIN ANNE M &/ATWOOD LYNDA L
95078 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0053-0000

BUILDING CHARACTERISTICS

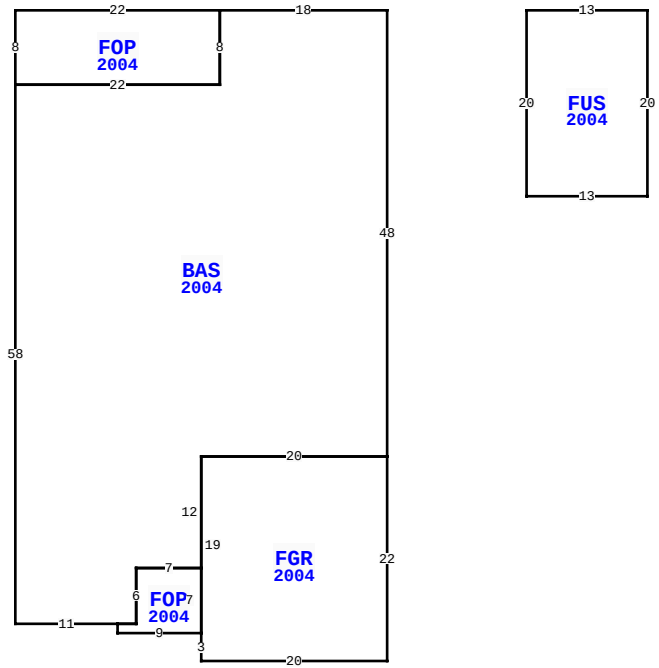
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,062	100	2004	2,062	262,631
FGR	440	55	2004	242	30,823
FOP	51	30	2004	15	1,911
FOP	176	30	2004	53	6,750
FUS	260	100	2004	260	33,116
TOTALS	2,989			2,632	335,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,632	102.3840	142.31	374,560	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2005 Heated Area: 2322 HX Base Yr 2005



95078 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		335,231
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		443,241
SOH/AGL Deduction		211,726
ASSESSED VALUE		231,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,104
TOTAL JUST VALUE		443,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007335	REPAIR/RRF	17,997	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1858	6/27/2022	QC	U	I	11	100
GRANTOR: CAIN ANNE M						
GRANTEE: CAIN ANNE M & LYNDA						
2561/0543	4/12/2022	QC	U	I	11	100
GRANTOR: CAIN ANNE M						
GRANTEE: CAIN ANNE M & LYNDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W22 S8 E22 N8 $ S8 W22 S58 E11 FOP=[YR=2004] S1 E9 FGR=[YR=2004] S3 E20 N22 W20 S19 $ N7 W7 S6 W2 $ E2 N6 E7 N12 E20 N48 $ PTR= E15 FUS=[YR=2004] E13 S20 W13 N20 $ W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	000134	C	RES POND	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