LOT 55
NORTH HAMPTON #4 PB 6/384

GILLIS JAMES H
95060 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0055-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

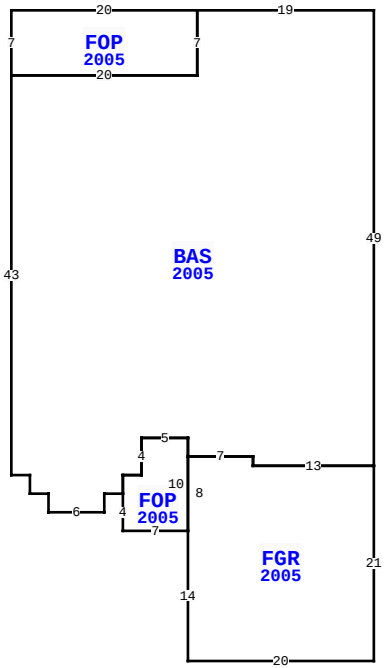
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2005	1,795	227,576
FGR	427	55	2005	235	29,794
FOP	62	30	2005	19	2,409
FOP	140	30	2005	42	5,325
TOTALS	2,424			2,091	265,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,091	101.3418	140.87	294,559	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2021 Heated Area: 1795 HX Base Yr 2021



95060 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		265,103
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		370,103
SOH/AGL Deduction		104,958
ASSESSED VALUE		265,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,734
TOTAL JUST VALUE		370,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000460	REPAIR/RRF	20,154	01/07/2022
M09355	MECH OTHER	0	02/01/2005
E14167	ELEC OTHER	2,000	02/01/2005
P08911	OTHER	0	02/01/2005
B13912	ELEC OTHER	2,000	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0546	3/06/2020	WD	Q	I	01	270,000
GRANTOR: HARMON THOMAS & VIRGI						
GRANTEE: GILLIS JAMES H						
1343/0781	8/19/2005	WD	Q	I		241,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: HARMON THOMAS & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7$ S7 W20 S43 E2 S2 E2 S2 E6 N2 E2 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S14 E20 N21 W13 N1 W7 S8$ N10 W5 S4 W2 S2$ N2 E2 N4 E5 S2 E7 S1 E13 N49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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