

FITZGERLAD WILLIAM BERNARD/DUNKEL ELIZABETH CHRIST
95052 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1462-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Occupancy00NONE 100

TOTALS2,6382,282295,850

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.00105,000.00105,000.00105,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,282103.6350144.05328,722200520050010.0090.00

VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE295,850

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET105,000

TOTAL MARKET VALUE400,850

SOH/AGL Deduction0

ASSESSED VALUE400,850

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE349,439

TOTAL JUST VALUE400,850

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE427,949

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CD SALE PRICE

2727/16867/25/2024WDQI01481,000

GRANTOR: WHITE BARBARA A L/E

GRANTEE: FITZGERLAD WILLIAM

2307/09719/24/2019LEUII11100

GRANTOR: WHITE BARBARA A

GRANTEE: WHITE RICHARD B & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25PTO=[YR=2005] N4W15S4E15\$ FSP=[YR=2005] W15S7E15N7\$S7W15S56E11 FOP=[YR=2005] S2E8N6W6S4W2\$E2N4E6 FGR=[YR=2005] S6E21N21W24S7E3S8\$N8W3 N7E24N44\$.

95052 HITHER HILLS WAY, FERNANDINA BEACH

BLD DATE03/29/2023NW

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026MLU

PTO 2005

FSP 2005

BAS 2005

FGR 2005

FOP 2005

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