PT E1/2 OF NW1/4 SEC 32-2N-28
IN OR 2564-646
ESMT OR 553/813

COATES MICHAEL & PORSHA (H/W)
95225 HATTON RD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

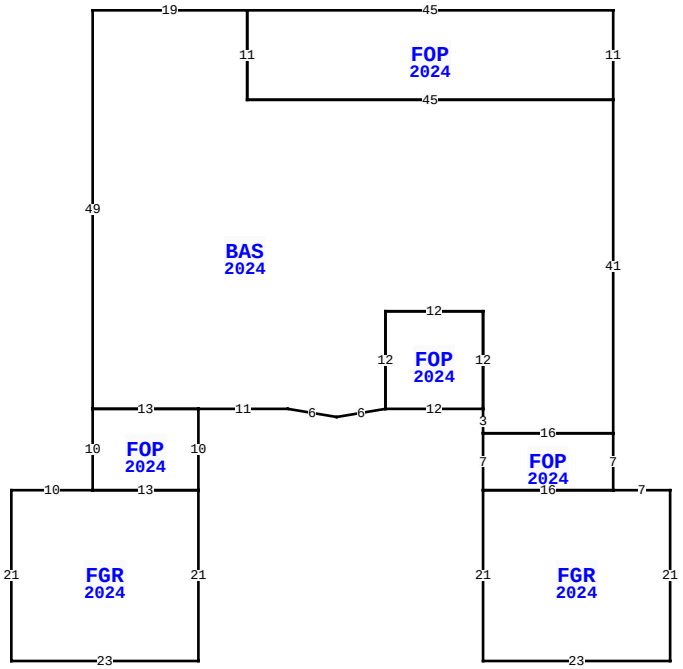
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,551	100	2024	2,551	387,940
FGR	483	55	2024	266	40,451
FGR	483	55	2024	266	40,451
FOP	112	30	2024	34	5,171
FOP	130	30	2024	39	5,931
FOP	144	30	2024	43	6,539
FOP	495	30	2024	148	22,507
TOTALS	4,398			3,347	508,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,347	110.5104	153.61	514,133	2023	2023	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2551 HX Base Yr



95225 HATTON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		508,992
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		298,800
TOTAL MARKET VALUE		807,792
SOH/AGL Deduction		0
ASSESSED VALUE		807,792
TOTAL EXEMPTION VALUE	13	807,792
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		807,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		802,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006989	HTD 2553	523,990	05/30/2023
230002564		523,990	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0646	5/19/2022	PR	U	V	19	175,000
GRANTOR: SMITH JOSEPH N EST,RE						
GRANTEE: COATES MICHAEL & PO						
0810/0160	10/17/1997	WD	U	V	09	100
GRANTOR: POLLOCK MOLLIE & PATR						
GRANTEE: SMITH JOSEPH N						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,15] W45 N11 W19 S49 E13 E11 D1R6 U1R6 N12 E12 S12 S3 E16 N41 $
FOP=[YR=2024;ORIG=25,4] E45 S11 W45 N11 $
FOP=[YR=2024;ORIG=42,41] E12 S12 W12 N12 $
FOP=[YR=2024;ORIG=54,56] E16 S7 W16 N7 $
FOP=[YR=2024;ORIG=6,53] E13 S10 W13 N10 $
FGR=[YR=2024;ORIG=19,63] W13 W10 S21 E23 N21 $
FGR=[YR=2024;ORIG=54,63] E16 E7 S21 W23 N21 $
.

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	000100	C	RES	100	0002	OR	0.00	0.00	3.32	AC		1.00	1.00	0.90	100,000.00	90,000.00	298,800							

REVIEW DATE 01/16/2024 BY DJ Total Acres: 3.32 Total Land Value: 298,800 Market: 0 Agricultural: 0 Common: 298,800 PRINTED 07/09/2026 BY SYS