

LOT 58 R673454
IN OR 1773/1289
OAK HILL ESTATES #2 PB 5/134

KLINE ALAN E/KILPATRICK CANDACE M
95051 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100

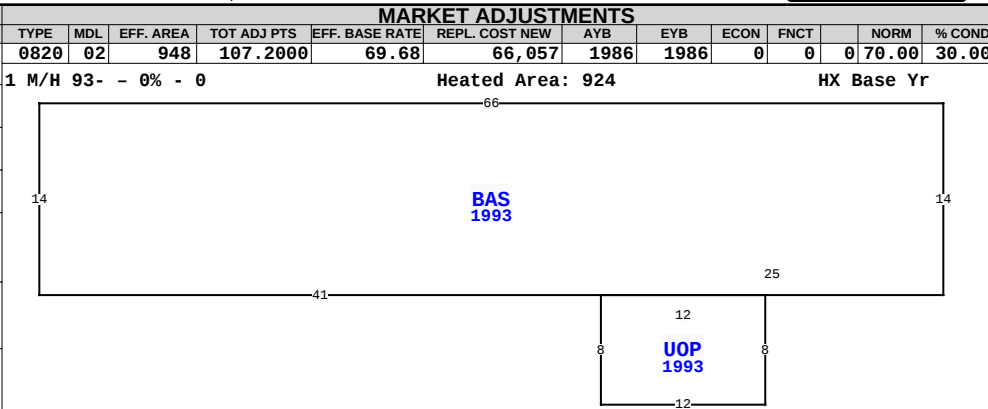
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,315
UOP	96	25	24	502
TOTALS	1,020		948	19,817

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1991	1991	3	20	482	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2011	2011	3	55	1,168	

LAND DESCRIPTION			TOTAL OB/XF 3,820														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	75,000.00	75,000.00	87,750

REVIEW DATE 04/10/2019 BY KWA



BLD DATE	09/01/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/30/2023
INC DATE			AG DATE	MLU
95065 HENDRICKS RD, FERNANDINA BEACH				

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1991	1991	3	20	482	
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TOTAL OB/XF 3,820																	
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1	000102	C	SFR/MH	0		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	75,000.00	75,000.00	87,750

Total Acres: 1.17 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				19,817	
TOTAL MARKET OB/XF VALUE				3,820	
TOTAL LAND VALUE - MARKET				87,750	
TOTAL MARKET VALUE				111,387	
SOH/AGL Deduction				47,696	
ASSESSED VALUE				63,691	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				63,691	
TOTAL JUST VALUE				111,387	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				74,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7074	XFOB	10,608	03/13/1991
7563	MH MOVE-ON	30,000	11/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1773/1289	1/06/2012	WD U	I	I	11	100	
GRANTOR: JOHANTGEN FLORENCE M							
GRANTEE: KLINE ALAN E & CAND							
1773/0631	1/06/2012	WD U	I	I	38	34,000	
GRANTOR: JOHANTGEN FLORENCE M							
GRANTEE: KLINE ALAN E & CAND							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W66 S14 E41 UOP=[YR=1993] S8 E12 N8 W12\$ E25 N14\$.																	

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