

LOT 59
IN OR 735/728
OAK HILL EST #2 PB 5/134

KLINE ALAN E/KLINE YVONNE H
95051 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034-7200

2023

31-2N-28-1601-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

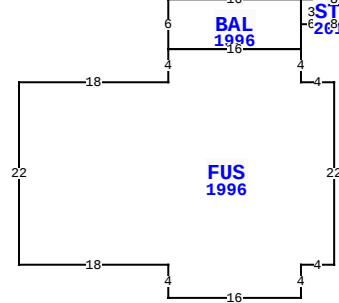
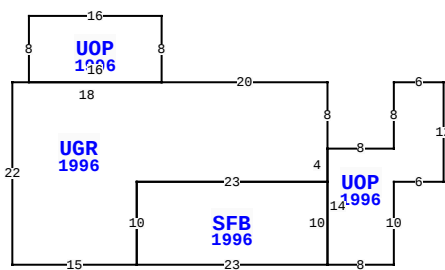
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	1,313
FUS	964	100	964	90,449
SFB	230	80	184	17,264
STR	24	10	2	188
UGR	606	45	273	25,615
UOP	128	20	26	2,439
UOP	184	20	37	3,472
TOTALS	2,232		1,500	140,741

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	487
2	0510	GARAGE WD-	0	100	20	22	440.00	SF	26.25	26.25	2,888
3	0810	CONCRETE A	0	100	26	15	390.00	SF	6.50	6.50	1,851
4	0681	POLE SHED	0	100	35	10	350.00	SF	15.00	15.00	1,523

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.15	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,500	117.8100	106.32	159,480	1996	1998	0	0	11.75	88.25
1 SINGLE FAM - 100% - 1997 Heated Area: 1148 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		140,741	
TOTAL MARKET OB/XF VALUE		6,749	
TOTAL LAND VALUE - MARKET		86,250	
TOTAL MARKET VALUE		233,740	
SOH/AGL Deduction		152,300	
ASSESSED VALUE		81,440	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		31,440	
TOTAL JUST VALUE		233,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006721	H/AC	0	08/01/2020
94-00860	XFOB	8,976	03/01/1994
7835	MH MOVE-ON	30,000	06/09/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0735/0728	8/01/1995	WD U	I	I	13	20,000	
GRANTOR: PALLADINI JOHN G							
GRANTEE: KLINE ALAN E & YVON							
0735/0261	7/28/1995	WD U	I	I	10	14,800	
GRANTOR: WALTERS KENNETH R & J							
GRANTEE: PALLADINI JOHN G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1996] W6 S8 W8 UGR=[YR=1996] N8 W20 UOP=[YR=1996] N8 W16 S8 E16\$ W18 S22 E15 SFB=[YR=1996] E23 N10 W23 S10\$ N10 E23 N4\$ S14 E8 N10 E6 N12\$ PTR=E15 FUS=[YR=1996] E18 N4 BAL=[YR=1996] N6 E16 STR=[YR=2018] E8 S3 W8 N3\$ S6 W16\$ E16 S4 E4 S22 W4 S4 W16 N4 W18 N22\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.15	AC	