LOT 62
IN OR 1480/274
OAK HILL ESTATES PB 5/134

WILLIAMSON ARNOLD A
95033 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0062-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

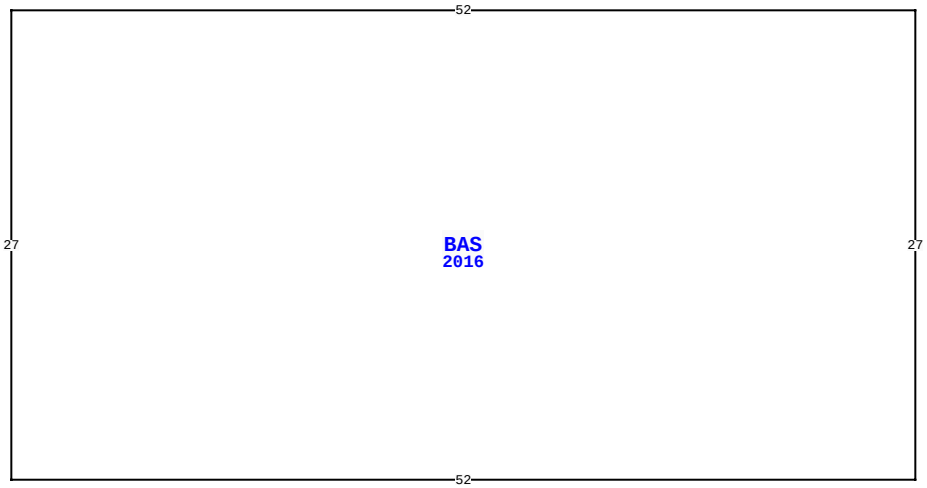
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	102,781
TOTALS	1,404		1,404	102,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.2000	81.34	114,201	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 1997 Heated Area: 1404 HX Base Yr 1997



95033 HENDRICKS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,781
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		177,781
SOH/AGL Deduction		93,128
ASSESSED VALUE		84,653
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		29,653
TOTAL JUST VALUE		177,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165804	CO ISSUED	0	12/29/2016
MH165804	MH MOVE-ON	0	12/01/2016
961516	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/0274	2/21/2007	WD	U	I	10	100
GRANTOR: BERGWERK RUDOLPH J						
GRANTEE: WILLIAMSON ARNOLD A						
0764/1859	7/10/1996	AD	Q	V		10,500
GRANTOR: GRIFFIS LEO B & LEONE						
GRANTEE: WILLIAMSON ARNOLD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 N27$.

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

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/04/2017 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS