

SW1/4 OF SE1/4 OF NW1/4
EX R/W 12-1 12-5 & 12-11
IN OR 1707/91

GASS CHARLES A & SUNHEE P
95215 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	58,997
BAS	70	100	70	6,704
BAS	150	100	150	14,366
BAS	96	100	96	9,194
FOP	224	30	67	6,417
FOP	220	30	66	6,321

TOTALS 1,376 1,065 102,000

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
2	0350	CARPORT WD	0 100	32	20	640.00	SF	13.00	13.00	100	2020	2020	3	93	7,738	
4	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1997	1997	3	20	1,158	
5	0812	CONCRETE C	0 100	0	0	2,125.00	SF	4.00	4.00	100	2015	2015	3	96	8,160	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	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 02/13/2023 BY DJ

MARKET ADJUSTMENTS													1 SINGLE FAM - 100% - 2011				Heated Area: 932				HX Base Yr 2011			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
0100	01	1,065	127.0940	114.70	122,156	1959	1985	0	0	0	16.50	83.50												

Diagram showing the layout of the property with various areas labeled: BAS 2021, BAS 2006, BAS 1993, FOP 2016, FOP 1993. Dimensions are provided for each area.

95215 HENDRICKS RD, FERNANDINA BEACH

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

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
2	0350	CARPORT WD	0 100	32	20	640.00	SF	13.00	13.00	100	2020	2020	3	93	7,738	
4	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1997	1997	3	20	1,158	
5	0812	CONCRETE C	0 100	0	0	2,125.00	SF	4.00	4.00	100	2015	2015	3	96	8,160	

TOTAL OB/XF 17,056

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			154,599
TOTAL MARKET OB/XF VALUE			17,056
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			246,655
SOH/AGL Deduction			102,805
ASSESSED VALUE			143,850
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			88,850
TOTAL JUST VALUE			246,655
NCON VALUE			18,336
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017497	ADDITION	77,393	11/28/2022
E1326595	NEW CONSTR	0	08/01/2013
R1313582	MTL ROOF	4,660	08/01/2013
E23111	CHNGE SRVC	0	12/01/2010

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1707/0091	10/26/2010	WD	U	I	30	60,000

GRANTOR: GASS WILLIAM R & BEUL
GRANTEE: GASS CHARLES A & SU
0539/0805 3/28/1988 WD Q I 13,000
GRANTOR: HENDRICKS WILSON F
GRANTEE: GASS WM R & BEULAH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2021] N8 W12 S8 E12\$ W2
BAS=[YR=2006] W10 FOP=[YR=2016] W10 S22 E10 BAS=[YR=2006]
E10 N15 W10 S15\$ N22 \$ S7 E10 N7 \$ S22 FOP=[YR=1993] S8 E28
N8 W28\$ E28 N22 \$.

GASS CHARLES A & SUNHEE P
95215 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2023

[illegible]