



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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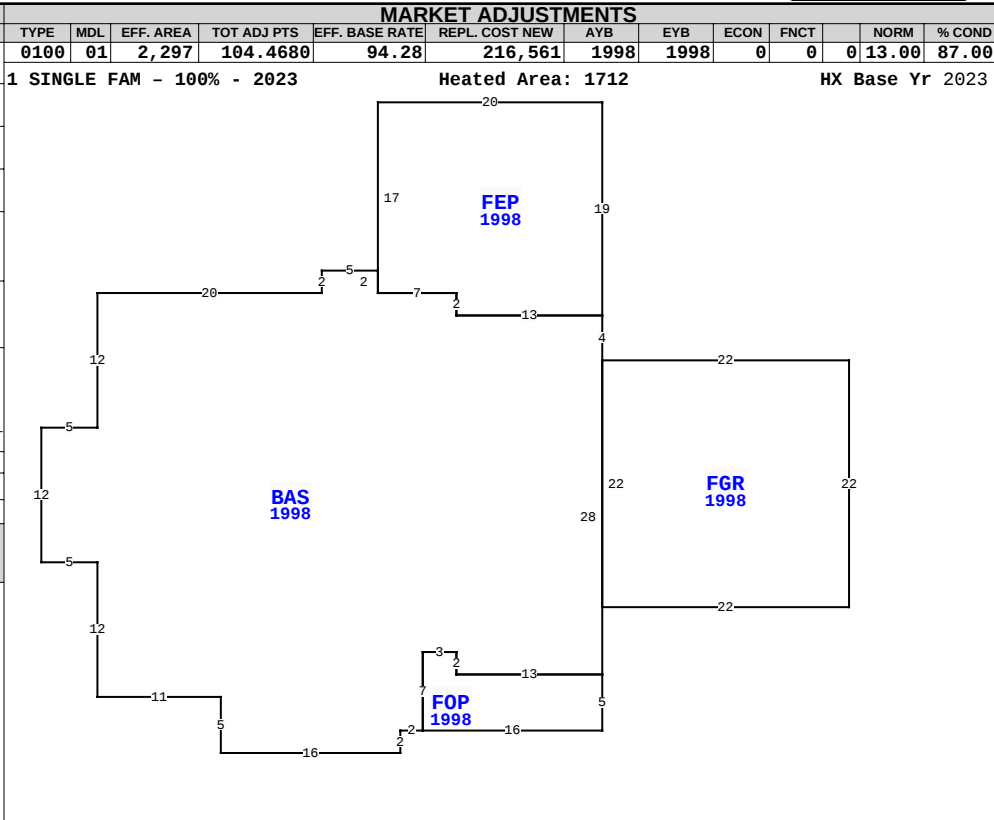
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	140,424
FEP	366	80	293	24,033
FGR	484	55	266	21,818
FOP	86	30	26	2,132

TOTALS	2,648		2,297	188,408
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	1998
2	0812	CONCRETE C	0 100	0	0	2,660.00	SF	4.00	4.00	100	1998
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
4	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100			0.00	0.00	2.00	AC	1.00

REVIEW DATE	11/09/2018	BY	KBX
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95190 HENDRICKS RD, FERNANDINA BEACH

95190 HENDRICKS RD, FERNANDINA BEACH					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
75.00	SF	6.50	6.50	100	1998	1998	3	77	375				
2,660.00	SF	4.00	4.00	100	1998	1998	3	77	8,193				
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905				
120.00	SF	30.00	30.00	100	1998	1998	3	20	720				

TOTAL OB/XF												12,193	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL	
		0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	1	

Total Acres: 2.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	188,408		
TOTAL MARKET OB/XF VALUE	12,193		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	350,601		
SOH/AGL Deduction	0		
ASSESSED VALUE	350,601		
TOTAL EXEMPTION VALUE	HX HB WX SX		
BASE TAXABLE VALUE	245,601		
TOTAL JUST VALUE	350,601		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	263,098		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984939	NEW CONSTR	86,023	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1504/0245	6/07/2007	WD Q	I		
GRANTOR: STEVENSON CORA L & WI					SALE PRICE
GRANTEE: HOLMES SHIRLEY V JO					275,000
0733/0829	7/10/1995	QC U	V	01	100
GRANTOR: BLUE JAMES C					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1998] W22 BAS=[YR=1998] N4 FEP=[YR=1998] N19 W20 S17 E7 S2 E13 \$ W13 N2 W7 N2 W5 S2 W20 S12 W5 S12 E5 S12 E11 S5 E16 N2 E2 FOP=[YR=1998] E16 N5 W13 N2 W3 S7 \$ N7 E3 S2 E13 N28 \$ S22 E22 N22 \$.											