

SANTANGELO VINCENT
95044 HENDRICKS RD
FERNANDINA BEACH, FL 32034

31-2N-28-1601-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall05COMP SHNGL 100 DRYWALL 100

Interior Floor11CLAY TILE 100

Air Condition Heating Type04CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame Stories022 100 WOOD FRAME 100

Units0100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8481001,84873,787

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% NORM% COND

0820021,848124.000086.80160,406198820000054.0046.00

M/H 93- - 100% - 2022Heated Area: 1848HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

73,7872,80487,750164,34142,966121,37550,00071,375164,3410162,170

PERMIT NUMDESCRIPTIONAMTISSUED

R2008532REPAIR/RRF9,20010/01/2020

94-489MH MOVE-ON22,00005/01/1994

7690MH MOVE-ON4,00002/10/1989

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2226/14519/27/2018WD Q Q I 0187,000

GRANTOR: LINDABEAN ENTERPRISES

GRANTEE: SANTANGELO VINCENT

1660/10771/29/2010QC U I I 11100

GRANTOR: SOUTHWELL LINDA KAY

GRANTEE: LINDABEAN ENTERPRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S28 E66 N28 \$.

EXTRA FEATURES

95044 HENDRICKS RD, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

LAND DESCRIPTION

TOTAL OB/XF2,804

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPEUNIT PRICEADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000115CSFR ACRES100ORD0.000.001.17AC1.001.001.0075,000.0075,000.0087,750