

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

2024

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.	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	1,375
FUS	964	100	964	94,674
SFB	230	80	184	18,070
STR	24	10	2	197
UGR	606	45	273	26,811
UOP	128	20	26	2,554
UOP	184	20	37	3,634

TOTALS	2,232		1,500	147,315
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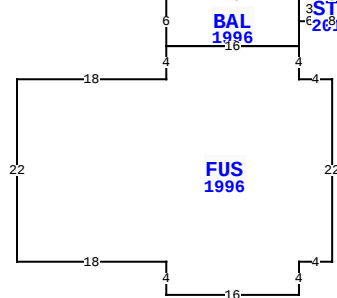
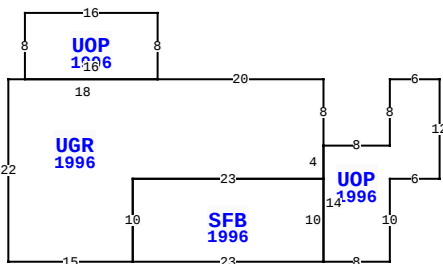
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	1995	1995	3	70	473	
2	0510	GARAGE WD-	0	100	20	22	440.00	SF	26.25	26.25	100	1996	1996	3	24	2,772	
3	0810	CONCRETE A	0	100	26	15	390.00	SF	6.50	6.50	100	1996	1996	3	72	1,825	
4	0681	POLE SHED	0	100	35	10	350.00	SF	15.00	15.00	100	2000	2000	3	28	1,470	

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	000100	C	SFR	100		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	75,000.00	75,000.00	86,250							

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	111.92	167,880	1996	1998		0	0	12.25	87.75
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		147,315	
TOTAL MARKET OB/XF VALUE		6,540	
TOTAL LAND VALUE - MARKET		86,250	
TOTAL MARKET VALUE		240,105	
SOH/AGL Deduction		156,222	
ASSESSED VALUE		83,883	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		33,883	
TOTAL JUST VALUE		240,105	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,740	

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\$.