LOT 61
OAK HILL ESTATES #2 PB 5/134
{R12707855& R12707856}

GRAHAM DAVID
95041 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

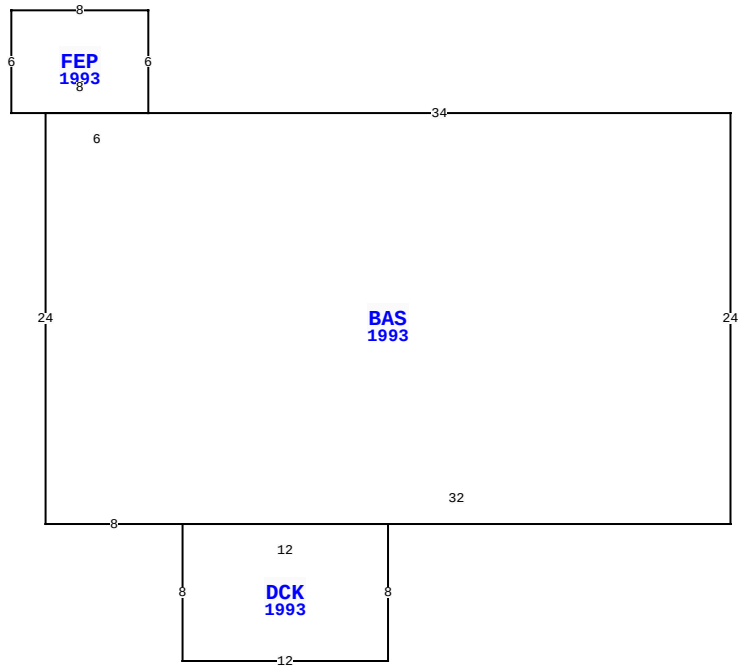
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	960	100	960	21,611
DCK	96	15	14	315
FEP	48	85	41	923
TOTALS	1,104		1,015	22,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,015	107.2000	75.04	76,166	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1001 HX Base Yr 2016



95041 HENDRICKS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,850
TOTAL MARKET OB/XF VALUE		442
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		98,292
SOH/AGL Deduction		62,928
ASSESSED VALUE		35,364
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,364
TOTAL JUST VALUE		98,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7330	MH MOVE-ON	19,000	06/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2037/1107	4/04/2016	FJ	U	I	11	100
GRANTOR: GRAHAM LOLA H EST						
GRANTEE: GRAHAM DAVID						
1803/1192	7/24/2012	MS	U	I	11	100
GRANTOR: GRAHAM DEWEY						
GRANTEE: GRAHAM LOLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FEP=[YR=1993] N6 W8 S6 E8$ W6 S24 E8
DCK=[YR=1993] S8 E12 N8 W12$ E32 N24$.

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
1	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1994	1994	3	68	442	

LAND DESCRIPTION

TOTAL OB/XF 442

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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS