PT LOTS 13 & 14
IN OR 2733/971
(EX PT IN OR 2469/1734)

SANTANGELO VINCENT/SANTANGELO SALVATORE VINCENZO
95044 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

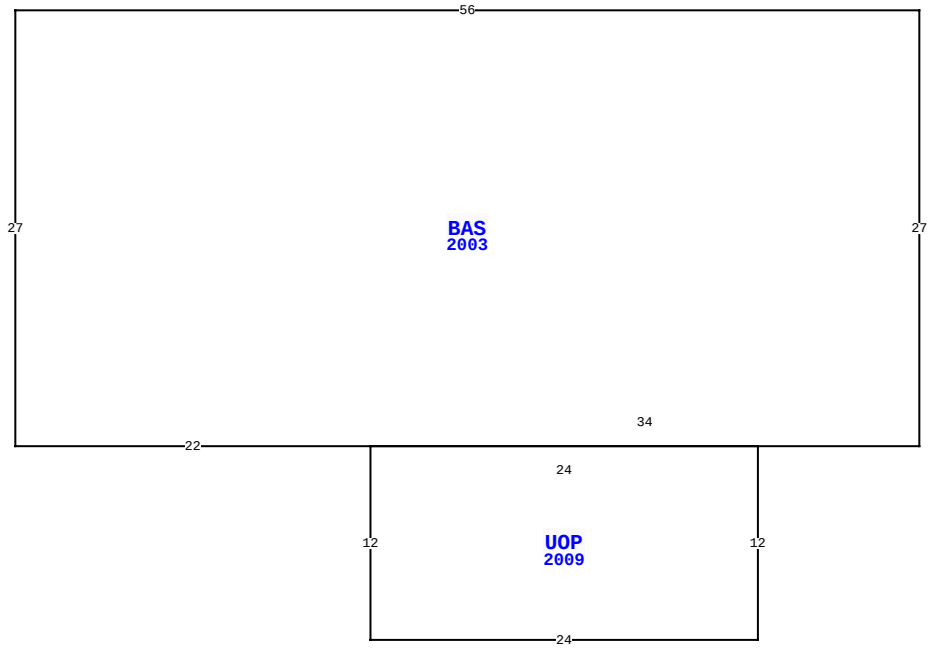
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2003	1,512	38,901
UOP	288	25	2009	72	1,853
TOTALS	1,800			1,584	40,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,584	107.2000	85.76	135,844	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1512 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95038 HENDRICKS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,753
TOTAL MARKET OB/XF VALUE	18,722
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	159,475
SOH/AGL Deduction	0
ASSESSED VALUE	159,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,475
TOTAL JUST VALUE	159,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7735	MH MOVE-ON	30,000	03/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2733/971	8/22/2024	WD	Q	I	01	160,000
GRANTOR: SOUTHWELL LINDA K						
GRANTEE: SANTANGELO VINCENT						
1261/0988	9/23/2004	WD	Q	V	06	30,000
GRANTOR: SECHLER EDITH & RHOND						
GRANTEE: SOUTHWELL LINDA K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S27 E22UOP=[YR=2009] S12 E24 N12 W24 $ E34 N27 $.

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	0510	GARAGE WD-	0	0	20	26	520.00	SF	35.00	35.00	100	1991	1991	3	20	3,640	
2	0812	CONCRETE C	0	0	0	0	4,254.00	SF	4.00	4.00	100	1991	1991	3	59.5	10,125	
3	1242	WD DECK A	0	0	0	0	1,593.00	SF	10.00	10.00	100	1993	1993	3	20	3,186	
4	0752	USP	0	0	11	11	121.00	SF	15.00	15.00	100	1993	1993	3	20	363	
5	0752	USP	0	0	8	11	88.00	SF	15.00	15.00	100	1993	1993	3	20	264	
6	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	2005	2005	3	22	1,144	

LAND DESCRIPTION

TOTAL OB/XF 18,722

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/26/2021 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS