LOT 15
IN OR 2226/1451
R622106 & R622107

SANTANGELO VINCENT
95044 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2025

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

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	11	CLAY TILE 100
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

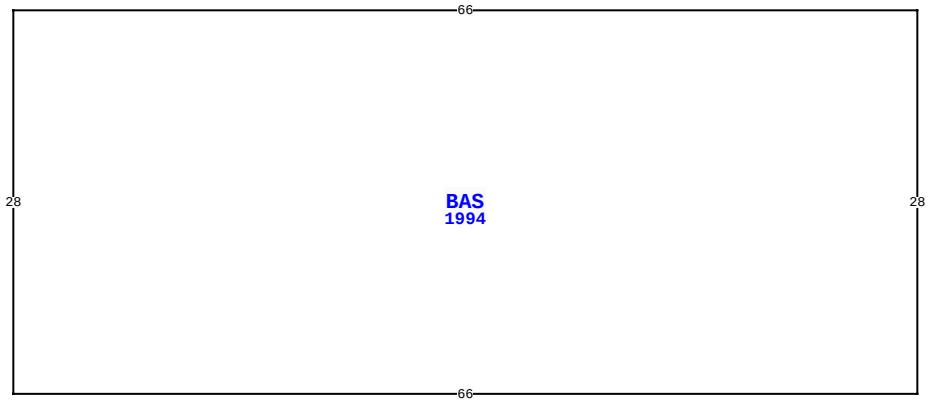
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1994	1,848	80,662
TOTALS	1,848			1,848	80,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	124.0000	99.20	183,322	1988	2000	0	0	0	56.00	44.00

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



95044 HENDRICKS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,662
TOTAL MARKET OB/XF VALUE		2,708
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		200,370
SOH/AGL Deduction		75,475
ASSESSED VALUE		124,895
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,173
TOTAL JUST VALUE		200,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008532	REPAIR/RRF	9,200	10/01/2020
94-489	MH MOVE-ON	22,000	05/01/1994
7690	MH MOVE-ON	4,000	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1451	9/27/2018	WD	Q	I	01	87,000
GRANTOR: LINDABEAN ENTERPRISES						
GRANTEE: SANTANGELO VINCENT						
1660/1077	1/29/2010	QC	U	I	11	100
GRANTOR: SOUTHWELL LINDA KAY						
GRANTEE: LINDABEAN ENTERPRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	2004	2004	3	21	269	
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	2004	2004	3	21	269	

LAND DESCRIPTION

TOTAL OB/XF 2,708

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	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	100,000.00	100,000.00	117,000							

REVIEW DATE 04/28/2020 BY KWA Total Acres: 1.17 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS