LOT 17
IN OR 1537/1919
1993 HARB DWMH

KROWIARZOVA SARKA/KROWIARZ VITEZSLAV
95056 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	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

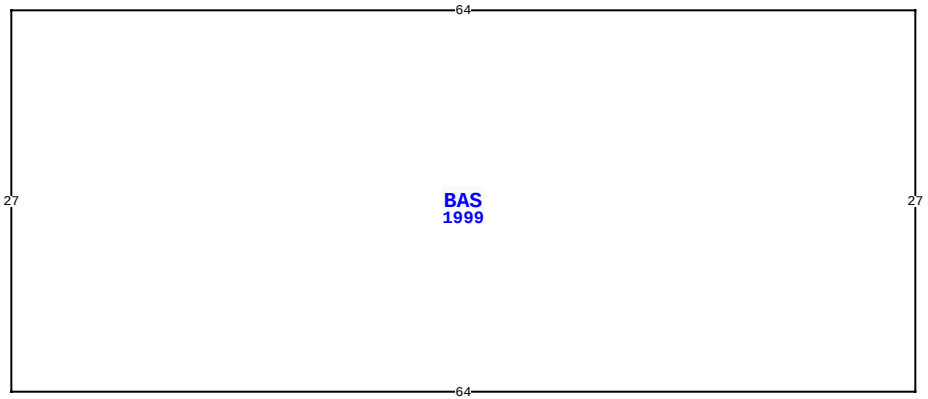
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1999	1,728	48,605
TOTALS	1,728			1,728	48,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	117.2000	93.76	162,017	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1728 HX Base Yr



95056 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	48,605
TOTAL MARKET OB/XF VALUE	3,432
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	152,037
SOH/AGL Deduction	55,538
ASSESSED VALUE	96,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,499
TOTAL JUST VALUE	152,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010255	20 X 40 SHED. T-	51,880	09/05/2024
96 1361	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/1919	11/28/2007	WD	Q	I		118,500
GRANTOR: SMITH WILLIAM A & DAW						
GRANTEE: KROWIARZOVA SARKA &						
1537/1917	11/28/2007	WD	Q	I	06	100
GRANTOR: GRIFFIS ROBERT S						
GRANTEE: SMITH WILLIAM A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S27 E64 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	1242	WD DECK A	0	0	8	36	288.00	SF	10.00	10.00	100	1996	1996	3	20	576	
2	1242	WD DECK A	0	0	21	8	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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

REVIEW DATE 07/14/2025 BY WW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS