LOT 57 IN OR 747/519
R359840 & R359841
OAK HILL ESTATES #2 PB 5/134

GRIFFIN TIMOTHY M
95068 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

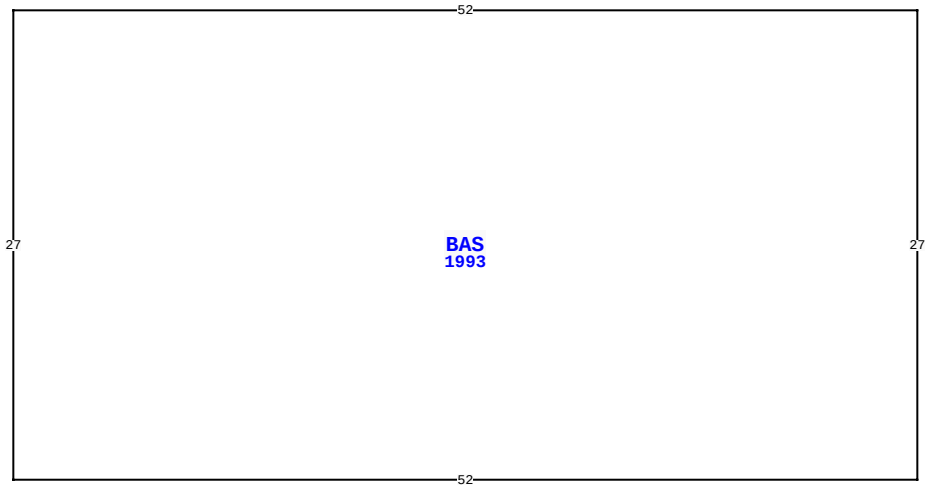
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	41,513
TOTALS	1,404			1,404	41,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	123.2000	98.56	138,378	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1404 HX Base Yr 2006



95068 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		41,513
TOTAL MARKET OB/XF VALUE		2,876
TOTAL LAND VALUE - MARKET		128,000
TOTAL MARKET VALUE		172,389
SOH/AGL Deduction		121,676
ASSESSED VALUE		50,713
TOTAL EXEMPTION VALUE	HX HB	25,713
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		172,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1706174	H/AC	0	10/01/2017
7533	MH MOVE-ON	30,000	10/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/0519	12/28/1995	QC	Q	I	06	17,000
GRANTOR: GRIFFIN LESLIE M						
GRANTEE: GRIFFIN TIMOTHY M						
0559/0348	12/19/1988	AD	Q	V		16,500
GRANTOR: GRIFFIS LOUISE W						
GRANTEE: GRIFFIN TIMOTHY & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 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	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	10	11	110.00	SF	10.00	10.00	100	1995	1995	3	20	220	
3	0810	CONCRETE A	0	100	11	10	110.00	SF	6.50	6.50	100	1995	1995	3	68	486	

LAND DESCRIPTION

TOTAL OB/XF 2,876

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	1.28	AC		1.00	1.00	1.00	100,000.00	100,000.00	128,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.28 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 07/30/2025 BY SYS