

LOT 59
IN OR 735/728
OAK HILL EST #2 PB 5/134

KLINE ALAN E/KLINE YVONNE H
95051 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034-7200

2025

31-2N-28-1601-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

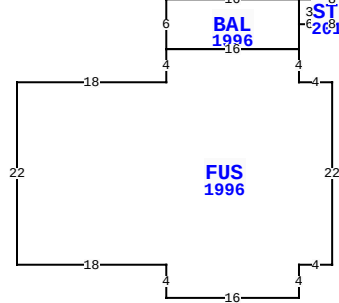
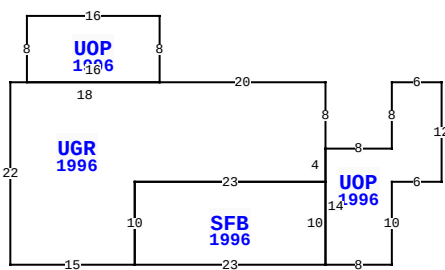
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	1996	14	1,439
FUS	964	100	1996	964	99,089
SFB	230	80	1996	184	18,913
STR	24	10	2018	2	206
UGR	606	45	1996	273	28,061
UOP	128	20	1996	26	2,672
UOP	184	20	1996	37	3,803
TOTALS	2,232			1,500	154,184

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50
2	0510	GARAGE WD-	0	100	20	22	440.00	SF	26.25
3	0810	CONCRETE A	0	100	26	15	390.00	SF	6.50
4	0681	POLE SHED	0	100	35	10	350.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.15

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,500	117.8100	117.81	176,715	1996	1998	0	0	0 12.75	87.25
1 SINGLE FAM - 100% - 1997 Heated Area: 1148 HX Base Yr 1997											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		154,184	
TOTAL MARKET OB/XF VALUE		6,310	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		275,494	
SOH/AGL Deduction		189,178	
ASSESSED VALUE		86,316	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		35,594	
TOTAL JUST VALUE		275,494	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006721	H/AC	0	08/01/2020
94-00860	XFOB	8,976	03/01/1994
7835	MH MOVE-ON	30,000	06/09/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0735/0728	8/01/1995	WD U	I	I	13	20,000	
GRANTOR: PALLADINI JOHN G							
GRANTEE: KLINE ALAN E & YVON							
0735/0261	7/28/1995	WD U	I	I	10	14,800	
GRANTOR: WALTERS KENNETH R & J							
GRANTEE: PALLADINI JOHN G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1996] W6 S8 W8 UGR=[YR=1996] N8 W20 UOP=[YR=1996] N8 W16 S8 E16\$ W18 S22 E15 SFB=[YR=1996] E23 N10 W23 S10\$ N10 E23 N4\$ S14 E8 N10 E6 N12\$ PTR=E15 FUS=[YR=1996] E18 N4 BAL=[YR=1996] N6 E16 STR=[YR=2018] E8 S3 W8 N3\$ S6 W16\$ E16 S4 E4 S22 W4 S4 W16 N4 W18 N22\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.15