LOT 60 IN OR 1181/661
2005 CAVL DW/MH
OAK HILL ESTATES #2 PB 5/134

KILPATRICK KEVIN L & DONNA H
95047 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

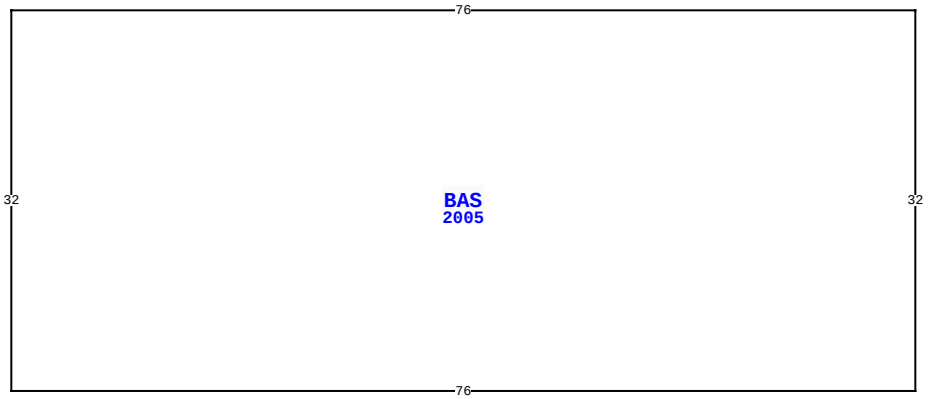
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,432	100	2005	2,432	124,693
TOTALS	2,432			2,432	124,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	116.0000	98.60	239,795	2004	2004	0	0	0	48.00	52.00

2 M/H 94+ – 100% - 2009 Heated Area: 2432 HX Base Yr 2009



95047 HENDRICKS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,693
TOTAL MARKET OB/XF VALUE		4,895
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		229,588
SOH/AGL Deduction		117,154
ASSESSED VALUE		112,434
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,712
TOTAL JUST VALUE		229,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7391	MH MOVE-ON	30,500	07/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/0661	10/17/2003	QC	Q	I	06	100
GRANTOR: SMITH CAROLYN H						
GRANTEE: KILPATRICK KEVIN L						
1181/0660	10/17/2003	WD	U	I	10	13,800
GRANTOR: WALTERS KENNETH R & J						
GRANTEE: SMITH CAROLYN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S32 E76 N32 $.

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	100	12	16	192.00	SF	10.00	10.00	100	2013	2013	3	55	1,056	
2	1242	WD DECK A	0	100	0	0	530.00	SF	10.00	10.00	100	2008	2008	3	31	1,643	
3	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	100	2008	2008	3	88	2,196	

LAND DESCRIPTION

TOTAL OB/XF 4,895

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS