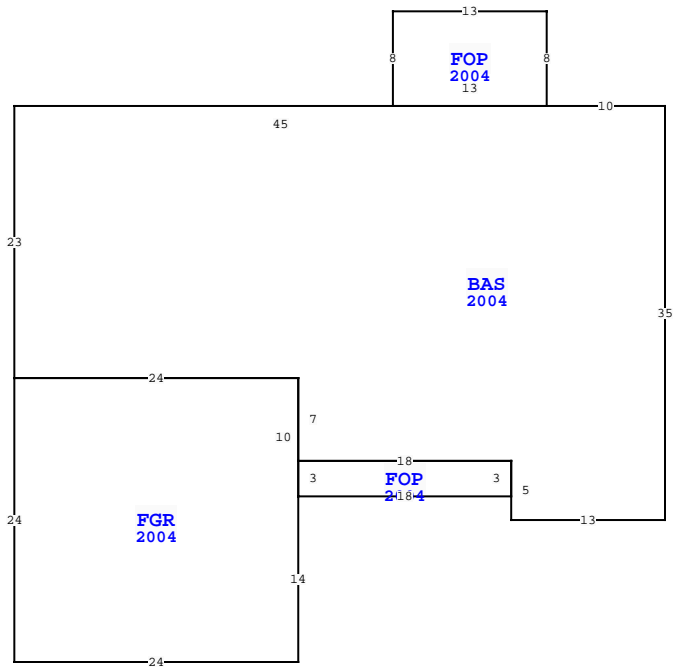




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,547	100
FGR	576	55
FOP	54	30
FOP	104	30
TOTALS	2,281	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,911	124.1856	163.92	313,251	2004	2004	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2023													
Heated Area: 1547													
HX Base Yr 2023													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,263
TOTAL MARKET OB/XF VALUE			12,118
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			378,381
SOH/AGL Deduction			16,633
ASSESSED VALUE			361,748
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			311,026
TOTAL JUST VALUE			378,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311987	NEW CONSTR	0	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0589	2/25/2021	WD Q	Q	I	01	290,000
GRANTOR: ANDREWS ROBERT G & JA						
GRANTEE: CARLTON RYAN & LAUR						
1993/0516	7/24/2015	QC U	U	I	11	52,000
GRANTOR: NOWAK JANET L						
GRANTEE: ANDREWS ROBERT G &						

EXTRA FEATURES																
L N	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	0811	CONCRETE B	0	100	0	1,653.00	SF	5.20	5.20	100	2004	2004	3	83	7,134	
2	0476	VF 6 SBPL	0	100	0	175.00	LF	32.00	32.00	100	2016	2016	3	89	4,984	

BUILDING NOTES			
95005 HENDRICKS RD, FERNANDINA BEACH			
BLD DATE		LGL DATE	05/09/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS			
BAS=[YR=2004]	W10	FOP=[YR=2004]	N8 W13 S8 E13 \$ W45 S23
FGR=[YR=2004]	S24 E24 N14	FOP=[YR=2004]	E18 N3 W18S3 \$ N10
W24	\$ E24 S7 E18 S5 E13 N35 \$.		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							