

GASS CHARLES A & SUNHEE P
95215 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0012-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

0814SHT VINYL 50
CARPET 50

Air Condition
Heating Type

1304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

11001100
WOOD FRAME 100

Stories
Units
BUD8 Adjustme
Occupancy

1.01000100
DIST 01 100
NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS615100199361560,708
BAS701002006706,910
BAS150100200615014,807
BAS961002021969,476
BAS520100202452051,331
FOP220302016666,515
FOP64302024191,876

TOTALS

1,7351,536151,621

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPEDTDPHTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE206,801
TOTAL MARKET OB/XF VALUE16,388
TOTAL LAND VALUE - MARKET100,000
TOTAL MARKET VALUE323,189
SOH/AGL Deduction132,547
ASSESSED VALUE190,642
TOTAL EXEMPTION VALUEHX HB VX55,722
BASE TAXABLE VALUE134,920
TOTAL JUST VALUE323,189
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE288,529

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME IRRSN CD SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

REVIEW DATE11/28/2023BYDJTotal Acres: 1.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/30/2025 BY SYS

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