PT NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 728/869
(EX UTIL ESMT IN OR 886/1995)

CAULEY JUDY B
95166 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0025-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

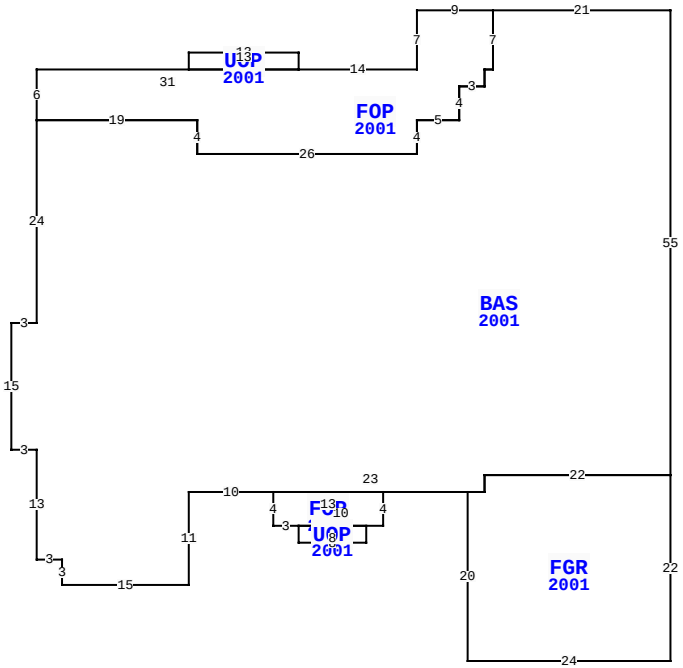
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,677	100	2001	3,677	402,754
FGR	524	55	2001	288	31,545
FOP	52	30	2001	16	1,753
FOP	473	30	2001	142	15,554
UOP	16	20	2001	3	328
UOP	26	20	2001	5	547
TOTALS	4,768			4,131	452,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,131	103.4000	136.49	563,840	2001	2001	0	0	0	19.75	80.25

1 SNGL FAM – 100% - 2002 Heated Area: 3677 HX Base Yr 2002



95166 HENDRICKS RD, FERNANDINA BEACH

BLD DATE	05/28/2015	KKX	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		452,482
TOTAL MARKET OB/XF VALUE		69,143
TOTAL LAND VALUE - MARKET		552,500
TOTAL MARKET VALUE		625,155
SOH/AGL Deduction		328,744
ASSESSED VALUE		296,411
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		240,689
TOTAL JUST VALUE		1,074,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,032,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007683	NEW CONSTR	167,293	11/01/2000
996429	NEW CONSTR	16,450	11/01/1999
996327	NEW CONSTR	167,293	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0728/0869	4/27/1995	WD	Q	V		60,000
GRANTOR: BLUE ROBERT						
GRANTEE: CAULEY JUDY B						
0701/1107	3/31/1994	PR	Q	V	01	100
GRANTOR: BLUE JAMES C P/R						
GRANTEE: BLUE ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] W9 S7 W14 UOP=[YR=2001] N2 W13 S2 E13 $ W31 S6 E19 S4 E26 N4 E5 N4 E3 N2 E1 N7 $ S7 W1 S2 W3 S4 W5 S4 W26 N4 W19 S24 W3 S15 E3 S13 E3 S3 E15 N11 E10 FOP=[YR=2001] S4 E3 UOP=[YR=2001] S2 E8 N2 W8 $ E10 N4 W13 $ E23 FGR=[YR=2001] S20 E24 N22 W22 S2 W2 $ E2 N2 E22 N55 $.

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	0812	CONCRETE C	0	100	0	0	4,171.00	SF	4.00	4.00	100	2001	2001	3	79	13,180	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	0510	GARAGE WD-	0	100	14	20	280.00	SF	35.00	35.00	100	2001	2001	3	28	2,744	
4	0532	STBL WD FL	0	100	85	37	3,145.00	SF	50.00	50.00	100	2003	2003	3	30	47,175	
5	0752	USP	0	100	37	10	370.00	SF	15.00	15.00	100	2003	2003	3	30	1,665	
6	0351	CARPORT MT	0	100	18	18	324.00	SF	4.00	4.00	100	2004	2004	3	21	272	
7	0940	SHEDS/PORT	0	100	24	11	264.00	SF	20.10	20.10	100	2005	2005	3	22	1,167	

LAND DESCRIPTION

TOTAL OB/XF 69,143

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.05	AC		1.00	1.00	1.00	390.00	390.00	3,530							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.05	AC		1.00	1.00	1.00	50,000.00	50,000.00	452,500							

REVIEW DATE 04/28/2020 BY KWA Total Acres: 10.05 Total Land Value: 103,530 Market: 452,500 Agricultural: 3,530 Common: 100,000 PRINTED 07/30/2025 BY SYS