

LOT 17
IN OR 1537/1919
1993 HARB DWMH

KROWIARZOVA SARKA/KROWIARZ VITEZSLAV
95056 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0017-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4												
Exterior Wall	30	VINYL 100	0820	02	1,728	117.2000	99.62	172,143	1993	1993	0	0	0	70.00	30.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 0% - 0													Heated Area: 1728 HX Base Yr											
Roof Cover	03	COMP SHNGL 100	276427 BAS1999													VALUATION BY STANDARD											
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:											
Interior Floo	14	CARPET 80														BUILDING MARKET VALUE 71,182											
Interior Floo	08	SHT VINYL 20														TOTAL MARKET OB/XF VALUE 3,362											
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 100,000											
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 174,544											
Bedrooms		3 100														SOH/AGL Deduction 48,856											
Bathrooms		2 100														ASSESSED VALUE 125,688											
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 0											
Stories	1.	1. 100														BASE TAXABLE VALUE 125,688											
Units		0 100	TOTAL JUST VALUE 174,544																								
Quality 03 Quality Level 03			NCON VALUE 19,539																								
DOR CODE 0200 MOBILE HOME			INCOME VALUE																								
MAP NUM MKT AREA 04			PREVIOUS YEAR MKT VALUE 152,037																								
NEIGHBORHOOD/LOC 4007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,728	100	1999	1,728	51,643																						
TOTALS	1,728			1,728	51,643																						
EXTRA FEATURES						95056 HENDRICKS RD, FERNANDINA BEACH										BLD DATE				LGL DATE				05/09/2025		MLU	
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	1242	WD DECK A	0	0	8	36	288.00	SF	10.00	10.00	100	1996	1996	3	20	576											
2	1242	WD DECK A	0	0	21	8	168.00	SF	10.00	10.00	100	1998	1998	3	20	336											
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450											
LAND DESCRIPTION																		TOTAL OB/XF 3,362									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000										
REVIEW DATE 07/14/2025 BY WW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS																											

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