LOT 50 R788243
IN OR 1542/1596
OAK HILL ESTATES 32 PB 5/134

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

2026

31-2N-28-1601-0050-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

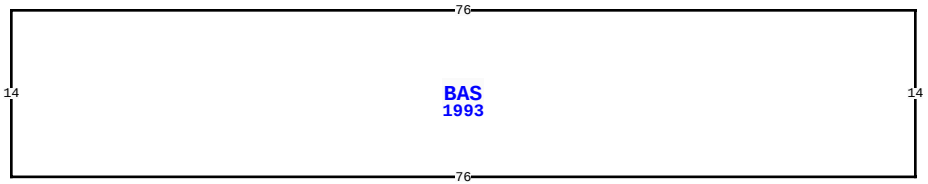
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	29,086
TOTALS	1,064			1,064	29,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	107.2000	91.12	96,952	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1064 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,086
TOTAL MARKET OB/XF VALUE	768
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	130,854
SOH/AGL Deduction	53,533
ASSESSED VALUE	77,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,321
TOTAL JUST VALUE	130,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7297	MH MOVE-ON	21,000	05/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1596	12/27/2007	CT	U	I	14	39,100
GRANTOR: CLERK OF COURT						
GRANTEE: KILPATRICK KEVIN &						
1374/0129	12/14/2005	QC	Q	I	01	100
GRANTOR: RECORE LEONARD R						
GRANTEE: RECORE BRENDA						

95168 DWIGHT DR, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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	0	8	20	160.00	SF	10.00	10.00	100	1988	1988	3	20	320	
2	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	2010	2010	3	35	448	

LAND DESCRIPTION

TOTAL OB/XF 768

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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/09/2026 BY SYS