LOT 58
OAK HILL ESTATES #2 PB 5/134

KLINE ALAN E L/E/
95051 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

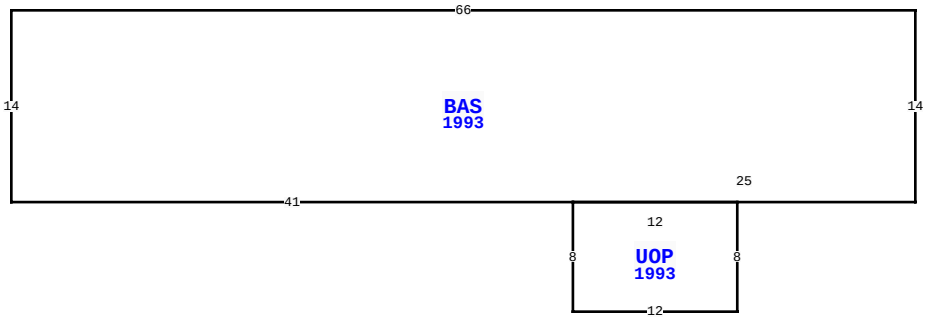
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	924	100	1993	924	25,259
UOP	96	25	1993	24	656
TOTALS	1,020			948	25,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	948	107.2000	91.12	86,382	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



95065 HENDRICKS RD, FERNANDINA BEACH

BLD DATE	09/01/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,915
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	144,875
SOH/AGL Deduction	60,102
ASSESSED VALUE	84,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,773
TOTAL JUST VALUE	144,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7074	XFOB	10,608	03/13/1991
7563	MH MOVE-ON	30,000	11/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/274	11/04/2025	LE	U	I	11	100
GRANTOR: KLINE ALAN E L/E						
GRANTEE: KLINE YVONNE						
1773/1289	1/06/2012	WD	U	I	11	100
GRANTOR: JOHANTGEN FLORENCE M						
GRANTEE: KLINE ALAN E & CAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E41 UOP=[YR=1993] S8 E12 N8 W12$ E25 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	1.17	AC		1.00	1.00	1.00	100,000.00	100,000.00	117,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/09/2026 BY SYS