

LOT 59
IN OR 735/728
OAK HILL EST #2 PB 5/134

KLINE ALAN E/KLINE YVONNE H
95051 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034-7200

2026

31-2N-28-1601-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

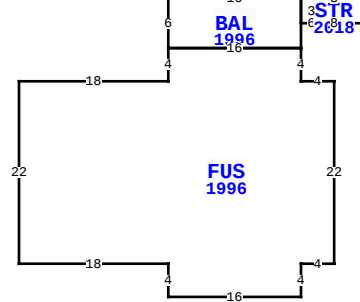
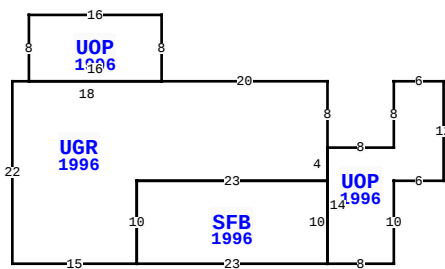
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	1996	14	1,503
FUS	964	100	1996	964	103,447
SFB	230	80	1996	184	19,745
STR	24	10	2018	2	214
UGR	606	45	1996	273	29,295
UOP	128	20	1996	26	2,790
UOP	184	20	1996	37	3,971
TOTALS	2,232			1,500	160,965

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0510	GARAGE WD-	0	100	20	22	440.00	SF	35.00
4	0681	POLE SHED	0	100	35	10	350.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.15

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,500	117.8100	123.70	185,550	1996	1998		0	0	13.25
1 SINGLE FAM 100% - 1997 Heated Area: 1148 HX Base Yr 1997											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,965	
TOTAL MARKET OB/XF VALUE		4,445	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		280,410	
SOH/AGL Deduction		191,763	
ASSESSED VALUE		88,647	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		37,236	
TOTAL JUST VALUE		280,410	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006721	H/AC	0	08/01/2020
94-00860	XFOB	8,976	03/01/1994
7835	MH MOVE-ON	30,000	06/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0735/0728	8/01/1995	WD	U	I	13
GRANTOR: PALLADINI JOHN G					
GRANTEE: KLINE ALAN E & YVON					
0735/0261	7/28/1995	WD	U	I	10
GRANTOR: WALTERS KENNETH R & J					
GRANTEE: PALLADINI JOHN G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1996] W6 S8 W8 UGR=[YR=1996] N8 W20 UOP=[YR=1996] N8 W16 S8 E16\$ W18 S22 E15 SFB=[YR=1996] E23 N10 W23 S10\$ N10 E23 N4\$ S14 E8 N10 E6 N12\$ PTR=E15 FUS=[YR=1996] E18 N4 BAL=[YR=1996] N6 E16 STR=[YR=2018] E8 S3 W8 N3\$ S6 W16\$ E16 S4 E4 S22 W4 S4 W16 N4 W18 N22\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,445									
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	100		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	100,000.00	100,000.00	115,000												
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