LOT 62
IN OR 1480/274
OAK HILL ESTATES PB 5/134

WILLIAMSON ARNOLD A EST
95033 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

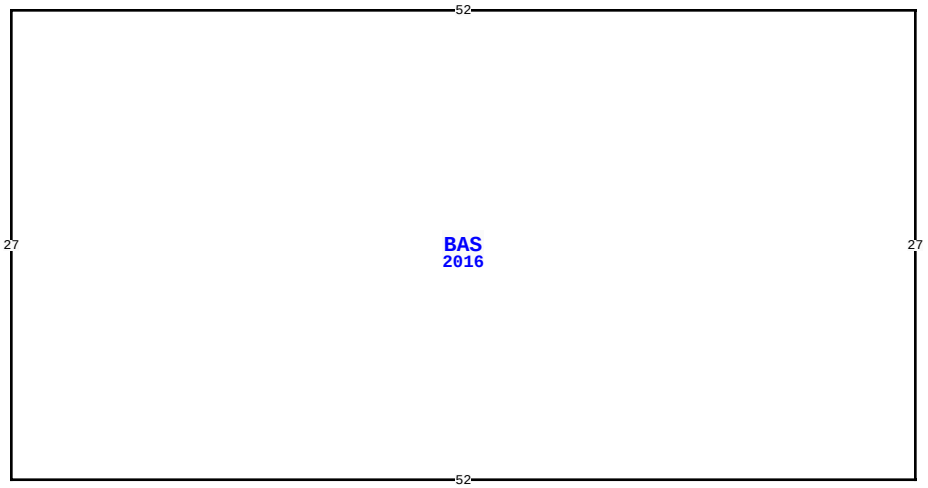
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2016	1,404	110,123
TOTALS	1,404			1,404	110,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.2000	104.58	146,830	2016	2016	0	0	0	25.00	75.00

1 M/H 94+ 0% - 2026 Heated Area: 1404 HX Base Yr



95033 HENDRICKS RD, FERNANDINA BEACH

BLD DATE		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	110,122
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	210,122
SOH/AGL Deduction	0
ASSESSED VALUE	210,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,122
TOTAL JUST VALUE	210,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165804	CO ISSUED	0	12/29/2016
MH165804	MH MOVE-ON	0	12/01/2016
961516	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/0274	2/21/2007	WD	U	I	10	100
GRANTOR: BERGWERK RUDOLPH J						
GRANTEE: WILLIAMSON ARNOLD A						
0764/1859	7/10/1996	AD	Q	V		10,500
GRANTOR: GRIFFIS LEO B & LEONE						
GRANTEE: WILLIAMSON ARNOLD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS