LOT 63
OAK HILL ESTATES #2 PB 5/134

KILPATRICK KEVIN L & DONNA H
95047 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0063-0000

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

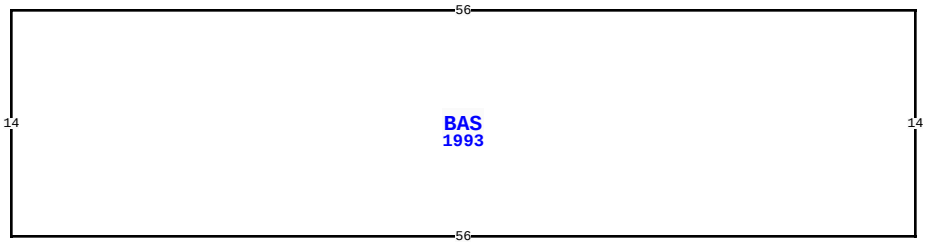
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	21,112
TOTALS	784			784	21,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	105.6000	89.76	70,372	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 784 HX Base Yr



95023 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	21,112
TOTAL MARKET OB/XF VALUE	1,310
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	122,422
SOH/AGL Deduction	51,185
ASSESSED VALUE	71,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,237
TOTAL JUST VALUE	122,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8066	MH MOVE-ON	12,000	02/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/0254	7/17/2019	WD	Q	I	01	50,000
GRANTOR: THOMPSON DESIREE MICH						
GRANTEE: KILPATRICK KEVIN L						
2277/0704	5/22/2019	QC	U	I	11	100
GRANTOR: STERLING JOAN M						
GRANTEE: THOMPSON DESIREE MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 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	1243	WD DECK F	0	0	0	0	650.00	SF	8.00	8.00	100	1986	1986	3	20	1,040	
2	0681	POLE SHED	0	0	6	15	90.00	SF	15.00	15.00	100	1990	1990	3	20	270	

LAND DESCRIPTION

TOTAL OB/XF 1,310

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	0006	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