PT NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 2853/6994
ESMT IN OR 481/798, OR 2853/691

SENTER BRUCE E JR TRUST/SENTER LISA MICHELE TRUST
32059 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95174 HENDRICKS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 KBA
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	783
TOTAL LAND VALUE - MARKET	502,500
TOTAL MARKET VALUE	4,703
SOH/AGL Deduction	0
ASSESSED VALUE	4,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,703
TOTAL JUST VALUE	503,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH93-134	MH MOVE-ON	17,000	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/694	3/11/2026	WD	Q	I	01	450,000
GRANTOR: CAULEY JUDY B						
GRANTEE: BRUCE E SENTER JR T						
0728/0876	4/27/1995	WD	Q	V	06	15,000
GRANTOR: MYERS LILLIE						
GRANTEE: CAULEY JUDY B						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	15	12	180.00	SF	15.00	15.00	100	2003	2003	3	29	783	

LAND DESCRIPTION

TOTAL OB/XF 783

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.05	AC		1.00	1.00	1.00	395.00	395.00	3,180							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.05	AC		1.00	1.00	0.50	100,000.00	50,000.00	502,500							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 10.05 Total Land Value: 3,920 Market: 502,500 Agricultural: 3,920 Common: 0 PRINTED 07/09/2026 BY SYS