

WOODYATT MICHELE ANN/REILLY MICHAEL J
95185 HENDRICKS RD
FERNANDINA BEACH, FL 32034

32-2N-28-0210-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																	
CONSTRUCTION										VALUATION SUMMARY										4																																																																																																																																																																	
ELEMENT		CD		05		AVERAGE 80		0100		MDL		01		2,425		109.6914		115.18		279,312		2014		2014		0		0		0		5.10		94.90																																																																																																																																																			
Exterior Wall		16		WD FR STUC 20		1		SINGLE FAM		100%		- 2015		Heated Area:		2142		HX Base Yr		2015		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		265,067		0		85,000		350,067		128,010		222,057		51,411		170,646		350,067		0		357,699																																																																																																																																			
Roof Structur		03		GABLE/HIP 100		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		08		SHT VINYL 30		03		CENTRAL 100		04		AIR DUCTED 100		4		100		2.5		100		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU	
Interior Wall		05		DRYWALL 100		14		CARPET 70		08		SHT VINYL 30		03		CENTRAL 100		04		AIR DUCTED 100		4		100		2.5		100		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU									
Interior Floo		14		CARPET 70		08		SHT VINYL 30		03		CENTRAL 100		04		AIR DUCTED 100		4		100		2.5		100		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU													
Heating Type		04		AIR DUCTED 100		4		100		2.5		100		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																									
Bedrooms		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																					
Bathrooms		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																					
Frame		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																					
Stories		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																					
Units		02		WOOD FRAME 100		2.		100		0		100		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																					
Occupancy		00		NONE 100		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																																	
Quality		04		Quality Level 04		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																																					
DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC		4107.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		997		100		2014		997		108,977		FGR		412		55		2014		227		24,813		FOP		45		30		2014		14		1,531		FSP		96		40		2018		38		4,154		FUS		1,145		100		2014		1,145		125,155		STR		44		10		2015		4		437		TOTALS		2,739		2,425		265,067		95185 HENDRICKS RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU																																																									
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