LOT 55
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

TROUTMAN NAAMAH MILLER
849 ELLENBURG ROAD
QUITMAN, GA 31643

2023

41-2N-28-1140-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

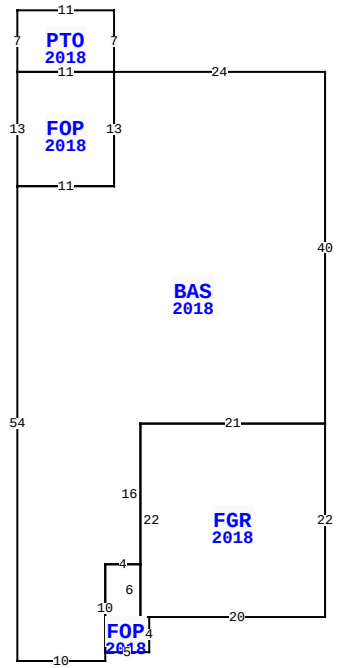
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	152,466
FGR	462	55	254	24,341
FOP	44	30	13	1,246
FOP	143	30	43	4,120
PTO	77	5	4	383
TOTALS	2,317		1,905	182,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,905	107.8000	97.29	185,337	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1591 HX Base Yr



95503 HANOVER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	182,557
TOTAL MARKET OB/XF VALUE	3,377
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	260,934
SOH/AGL Deduction	43,675
ASSESSED VALUE	217,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,259
TOTAL JUST VALUE	260,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900707	CO ISSUED	0	01/23/2019
B1808019	NEW CONSTR	215,881	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/1959	12/17/2019	SW	Q	I	01	225,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TROUTMAN NAAMAH MIL						
2205/1179	6/22/2018	SW	Q	V	05	559,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 PTO=[YR=2018] N7 W11 S7 FOP=[YR=2018] S13 E11 N13 W11$ E11$ S13 W11 S54 E10 N1 FOP=[YR=2018] E5 N4 FGR=[YR=2018] E20 N22 W21 S22 E1$ W1 N6 W4 S10$ N10 E4 N16 E21 N40$.

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	0811	CONCRETE B	0	0	0	0	629.00	SF	5.20	5.20	100	2018	2018	3	98	3,205	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	98	172	

LAND DESCRIPTION

TOTAL OB/XF 3,377

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS