LOT 59
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SARAFIAN-DANG FAMILY LVG TRUST/SARAFIAN CHRISTOPHE
95511 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

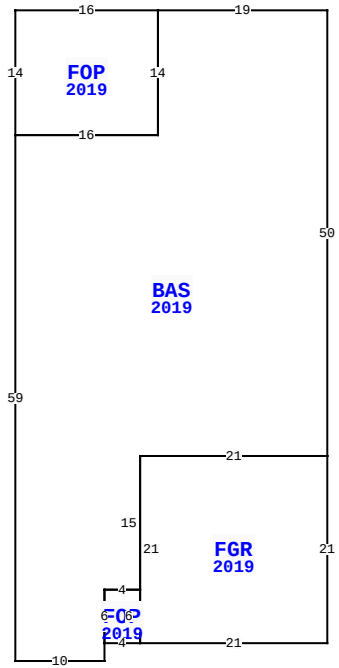
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	183,649
FGR	441	55	243	24,574
FOP	24	30	7	708
FOP	224	30	67	6,776
TOTALS	2,505		2,133	215,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	113.1900	102.15	217,886	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1816 HX Base Yr



95511 HANOVER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,707
TOTAL MARKET OB/XF VALUE	3,951
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	294,658
SOH/AGL Deduction	13,221
ASSESSED VALUE	281,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,437
TOTAL JUST VALUE	294,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012727	CO ISSUED	0	12/16/2019
B1909038	NEW CONSTR	250,289	08/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2446/0026	3/23/2021	WD	Q	I	01	275,000
GRANTOR: PAZZANESE JOHN J & JA						
GRANTEE: SARAFIAN-DANG FAMIL						
2328/1515	12/23/2019	SW	Q	I	02	221,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PAZZANESE JOHN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2019] E4 FGR=[YR=2019] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 E21 N50$.

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	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0810	CONCRETE A	0	0	0	0	590.00	SF	6.50	6.50	100	2019	2019	3	99	3,797	

LAND DESCRIPTION

TOTAL OB/XF 3,951

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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS