LOT 60
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

TRAN TUYET ANH THI/NGUYEN HOA THI KIM
95513 HANOVER CT
FERNANDINA BEACH, FL 32034

**2023**

**41-2N-28-1140-0060-0000**

## BUILDING CHARACTERISTICS

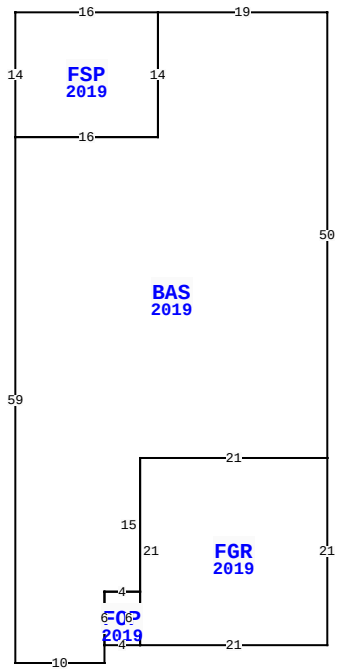
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 185,717 |
| FGR | 441 | 55 | 243 | 24,851 |
| FOP | 24 | 30 | 7 | 716 |
| FSP | 224 | 40 | 90 | 9,204 |
| TOTALS | 2,505 | | 2,156 | 220,488 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,156 | 114.4640 | 103.30 | 222,715 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 50% - 2020 Heated Area: 1816 HX Base Yr 2020




95513 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 | | 220,488 |
| TOTAL MARKET OB/XF VALUE | | 3,160 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 298,648 |
| SOH/AGL Deduction | | 62,355 |
| ASSESSED VALUE | | 236,293 |
| TOTAL EXEMPTION VALUE | HA HAB | 50,000 |
| BASE TAXABLE VALUE | | 186,293 |
| TOTAL JUST VALUE | | 298,648 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 259,879 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1904601 | CO ISSUED | 0 | 09/19/2019 |
| B1904601 | NEW CONSTR | 250,289 | 05/03/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2408/0147 | 11/13/2020 | QC | U | I | 11 | 100 |
| GRANTOR: TRAN TUYET ANH THI | | | | | | |
| GRANTEE: NGUYEN HOA THI KIM | | | | | | |
| 2306/1897 | 9/24/2019 | SW | Q | I | 01 | 228,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: TRAN TUYET ANH THI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W19 FSP=[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 | 50 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 174 | |
| 2 | 0811 | CONCRETE B | 0 | 50 | 0 | 0 | 580.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 99 | 2,986 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,160

| 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 | 50 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 10/04/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS