

YOUNG JULIE KATHERNE
95515 HANOVER COURT
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411CARPET 60
CLAY TILE 40

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4068.100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,8161001,816181,582

FGR4415524324,298

FOP24307700

FOP22430676,699

TOTALS2,5052,133213,279

EXTRA FEATURES

95515 HANOVER CT, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000578.00SF5.205.20100201920193992,976

20810CONCRETE A01000024.00SF6.506.5010020192019399154

LAND DESCRIPTION

TOTAL OB/XF3,130

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE07/17/2019BY KWMBTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100012,133111.9160101.00215,43320192019

1 SINGLE FAM - 100% - 2020Heated Area: 1816HX Base Yr 2020

1416FOP2019

5959BAS2019

1521FGR2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/18/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE213,279

TOTAL MARKET OB/XF VALUE3,130

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE291,409

SOH/AGL Deduction76,424

ASSESSED VALUE214,985

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE159,985

TOTAL JUST VALUE291,409

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE253,546

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVI RSNSALE PRICE

2293/13567/25/2019SWQI01242,100

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: YOUNG JULIE KATHERI

2244/101012/17/2018SWQV05559,500

GRANTOR: WOODBRIDGE NASSAU LLC

GRANTEE: RICHMOND AMERICAN H

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\$.