LOT 66
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

WELLS LYLE & KATHRYN
95522 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0066-0000

BUILDING CHARACTERISTICS

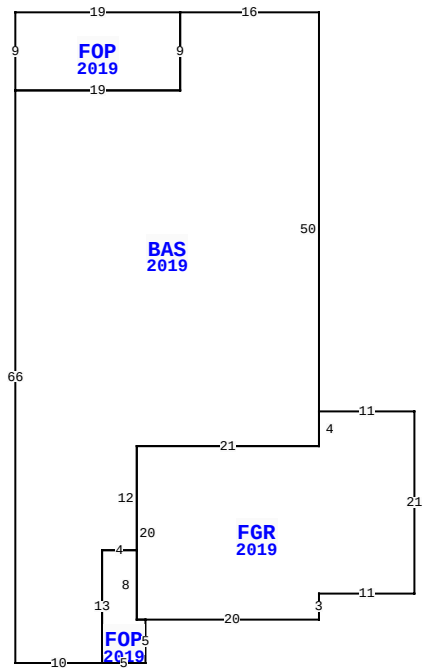
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,877	100	1,877	194,761
FGR	651	55	358	37,147
FOP	57	30	17	1,764
FOP	171	30	51	5,292
TOTALS	2,756		2,303	238,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	116.1300	104.81	241,377	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1877 HX Base Yr 2023



95522 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		238,963
TOTAL MARKET OB/XF VALUE		3,759
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		317,722
SOH/AGL Deduction		0
ASSESSED VALUE		317,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,722
TOTAL JUST VALUE		317,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906222	CO ISSUED	0	09/19/2019
B1906222	NEW CONSTR	267,306	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2589/1783	9/09/2022	WD	Q	I	01	469,900
GRANTOR: POTTS JAMES R & JENA						
GRANTEE: WELLS LYLE & KATHRY						
2306/0260	9/20/2019	SW	Q	I	01	259,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: POTTS JAMES R & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2019] E5 N5 FGR=[YR=2019] E20 N3 E11 N21 W11 S4 W21 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 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	100	7	3	21.00	SF	6.50	6.50	100	2019	2019	3	99	135	
2	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	2019	2019	3	99	3,624	

LAND DESCRIPTION

TOTAL OB/XF 3,759

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	000134	C	SFR POND	100			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