LOT 70
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SHIPE DAVID L & KAREN G
95514 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0070-0000

BUILDING CHARACTERISTICS

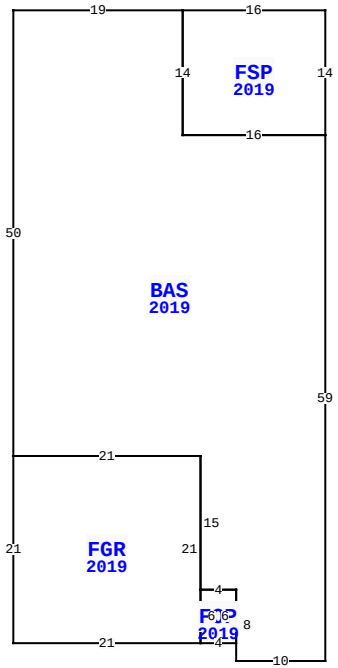
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	182,067
FGR	441	55	243	24,363
FOP	24	30	7	702
FSP	224	40	90	9,023
TOTALS	2,505		2,156	216,155

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	112.2100	101.27	218,338	2019	2019	0	0	0	1.00	99.00

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



95514 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	216,155
TOTAL MARKET OB/XF VALUE	11,312
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	302,467
SOH/AGL Deduction	80,631
ASSESSED VALUE	221,836
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	171,836
TOTAL JUST VALUE	302,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C190257	CO ISSUED	0	07/12/2019
B190257	NEW CONSTR	250,289	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/0682	7/12/2019	SW	Q	I	02	264,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SHIPE DAVID L & KAR						
2244/1010	12/17/2018	SW	Q	V	05	559,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] W19 S50 FGR=[YR=2019] S21 E21 FOP=[YR=2019] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	6	3	18.00	SF	6.50	6.50	100	2019	2019	3	99	116	
2	0810	CONCRETE A	0	100	0	0	562.00	SF	6.50	6.50	100	2019	2019	3	99	3,616	
3	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2019	2019	3	96	7,004	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 11,312

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/30/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS