

LOT 71
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HOWARD MELISSA J
95512 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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
BAS	1,811	100
FGR	486	55
FOP	57	30
FOP	171	30
TOTALS	2,525	2,146

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,146	114.4640	103.30	221,682	2019	2019	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 1811 HX Base Yr 2020												
TOTALS	2,525	2,146	219,465	95512 HANOVER CT, FERNANDINA BEACH								

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2019	2019
2	0811	CONCRETE B	0 100	0	0	632.00	SF	5.20	5.20	100	2019	2019
3	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2019	2019
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										219,465		
TOTAL MARKET OB/XF VALUE										5,827		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										300,292		
SOH/AGL Deduction										83,811		
ASSESSED VALUE										216,481		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										166,481		
TOTAL JUST VALUE										300,292		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										260,630		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903681	CO ISSUED	0	08/23/2019
B1903681	NEW CONSTR	241,010	04/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1572	8/23/2019	SW	Q	I	01	232,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOWARD MELISSA J						
2225/1909	9/20/2018	SW	Q	V	05	563,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2019] W19 BAS=[YR=2019] W16 S44 FGR=[YR=2019] S26 E20 FOP=[YR=2019] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.												