

LOT 73  
VILLAGES OF WOODBRIDGE PH 3  
PBK 8/273

95508 HANOVER COURT TRUST/SMITH SCOTT ROYAL  
PO BOX 489  
YULEE, FL 32041

2023

41-2N-28-1140-0073-0000



| 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            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 14 | CARPET 30      |
| 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      |

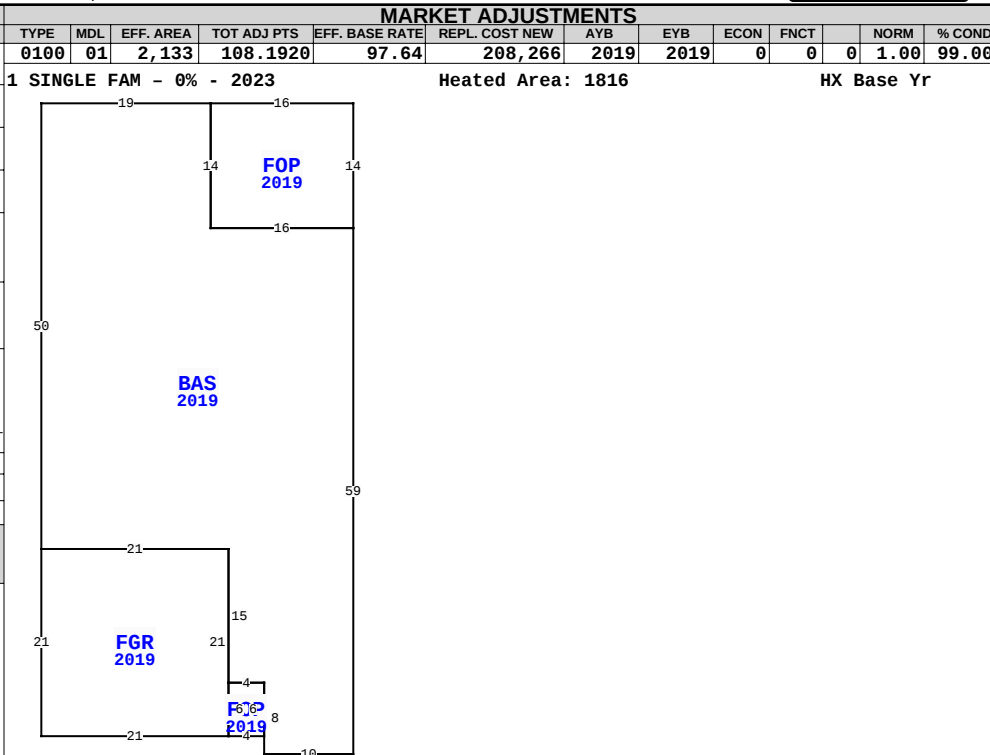
NEIGHBORHOOD/LOC 4068.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 0                | 100         | 0            | 0                    |
| BAS       | 1,816            | 100         | 1,816        | 175,541              |
| FGR       | 441              | 55          | 243          | 23,490               |
| FOP       | 24               | 30          | 7            | 676                  |
| FOP       | 224              | 30          | 67           | 6,477                |

TOTALS 2,505 2,133 206,183

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 636.00 | SF | 5.20  | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 27.00  | SF | 6.50  | 6.50           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   |     |          | 0.00  | 0.00  | 1.00        | LT        |       |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

95508 HANOVER CT, FERNANDINA BEACH 05/18/2023 MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,448       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,448       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 206,183   |  |  |
| TOTAL MARKET OB/XF VALUE  | 3,448     |  |  |
| TOTAL LAND VALUE - MARKET | 75,000    |  |  |
| TOTAL MARKET VALUE        | 284,631   |  |  |
| SOH/AGL Deduction         | 0         |  |  |
| ASSESSED VALUE            | 284,631   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 284,631   |  |  |
| TOTAL JUST VALUE          | 284,631   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 247,474   |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1811326   | CO ISSUED   | 0       | 02/22/2019 |
| B1811326   | NEW CONSTR  | 246,653 | 11/13/2018 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2538/0451                      | 2/09/2022 | WD U      | I   | 11  |        |
| GRANTOR: AZIZ ZEESHAN          |           |           |     |     |        |
| GRANTEE: 95508 HANOVER CT TR   |           |           |     |     |        |
| 2494/0841                      | 9/07/2021 | WD U      | I   | 11  |        |
| GRANTOR: 95508 HANOVER COURT T |           |           |     |     |        |
| GRANTEE: AZIZ ZEESHAN          |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] FOP=[YR=2019] W16 BAS=[YR=2019] W19 S50<br>FGR=[YR=2019] S21 E21 FOP=[YR=2019] E4 N6 W4 S6\$ N21 W21\$<br>E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$. |  |  |  |  |  |  |  |  |  |  |  |