LOT 74
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

GILLEY LINDA
95506 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0074-0000

BUILDING CHARACTERISTICS

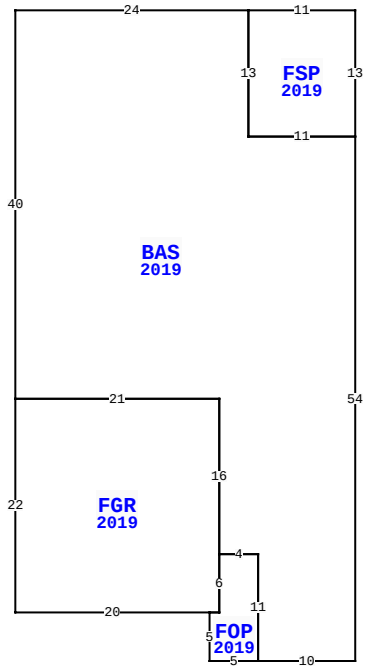
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,591	100	1,591	156,028
FGR	462	55	254	24,909
FOP	49	30	15	1,471
FSP	143	40	57	5,590
TOTALS	2,245		1,917	187,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	109.7600	99.06	189,898	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1591 HX Base Yr 2021



95506 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		187,999
TOTAL MARKET OB/XF VALUE		3,377
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		266,376
SOH/AGL Deduction		96,662
ASSESSED VALUE		169,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,714
TOTAL JUST VALUE		266,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812027	CO ISSUED	0	03/21/2019
B1812027	NEW CONSTR	219,559	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/1341	12/16/2020	WD	Q	I	01	245,000
GRANTOR: PHIPPS KARA & STEPHEN						
GRANTEE: GILLEY LINDA						
2406/0963	11/05/2020	FJ	U	I	11	0
GRANTOR: SNYDER DONALD F EST						
GRANTEE: PHIPPS KARA & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W11 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E20 FOP=[YR=2019] S5 E5 N11 W4 S6 W1$ E1 N6 N16 W21$ E21 S16 E4 S11 E10 N54 W11 N13 $ S13 E11 N13$.

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	0811	CONCRETE B	0	100	0	0	626.00	SF	5.20	5.20	100	2019	2019	3	99	3,223	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	

LAND DESCRIPTION

TOTAL OB/XF 3,377

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 07/17/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS