LOT 75
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FISHER KELLY/FISHER THERESA A
95504 HANOVER CT
FERNANDINA BEACH, FL 32034

**2023**

**41-2N-28-1140-0075-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

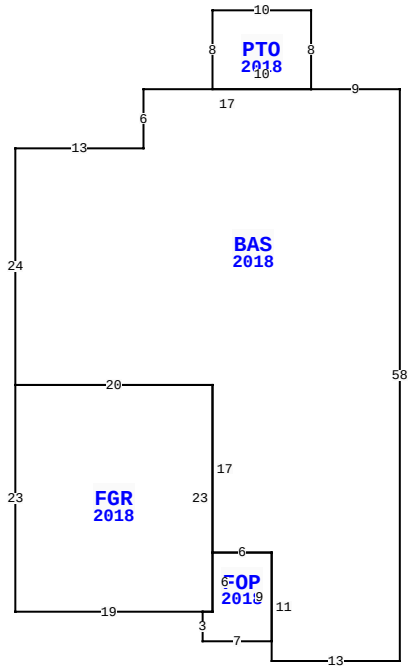
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,558 | 100 | 1,558 | 163,147 |
| FGR | 460 | 55 | 253 | 26,493 |
| FOP | 57 | 30 | 17 | 1,780 |
| PTO | 80 | 5 | 4 | 419 |
| TOTALS | 2,155 | | 1,832 | 191,839 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,832 | 117.8000 | 106.31 | 194,760 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1558 HX Base Yr 2019




95504 HANOVER CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 191,839 |
| TOTAL MARKET OB/XF VALUE | | 3,296 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 270,135 |
| SOH/AGL Deduction | | 78,998 |
| ASSESSED VALUE | | 191,137 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 141,137 |
| TOTAL JUST VALUE | | 270,135 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 234,842 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1811847 | CO ISSUED | 0 | 12/13/2018 |
| B1807303 | NEW CONSTR | 208,935 | 07/18/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2382/1837 | 4/08/2020 | QC | U | I | 11 | 100 |
| GRANTOR: FISHER THERESA A & KE | | | | | | |
| GRANTEE: FISHER THERESA A & | | | | | | |
| 2242/0227 | 12/04/2018 | SW | Q | I | 01 | 219,300 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: FISHER THERESA A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W9 PTO=[YR=2018] N8 W10 S8 E10$ W17 S6 W13 S24 FGR=[YR=2018] S23 E19 FOP=[YR=2018] S3 E7 N9 W6 S6 W1$ E1 N23 W20$ E20 S17 E6 S11 E13 N58$.

## 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 | 613.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 3,124 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 172 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,296

| 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 12/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS