

HAMBY DIANE L
95502 HANOVER CT
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0076-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

0331HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo

0808SHT VINYL 50

Interior Floo

1414CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

0204100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

001. 1. 100
0 100
NONE 100

Quality

0303Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4068.100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8161001,816172,455

FGR4415524323,077

FOP24307665

FOP22430676,362

TOTALS

2,5052,133202,558

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000613.00SF5.205.20100201820183983,124

20810CONCRETE A01000027.00SF6.506.5010020182018398172

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000100CSFR1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,133106.820096.41205,64320182018001.5098.50

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

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE202,558

TOTAL MARKET OB/XF VALUE3,296

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE280,854

SOH/AGL Deduction140,384

ASSESSED VALUE140,470

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE90,470

TOTAL JUST VALUE280,854

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE244,226

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSN CDPRICE

2271/08055/25/2019QC U I 11100

GRANTOR: DRISCOLL JEROME VINCE

GRANTEE: HAMBY DIANE LEE

2254/14522/08/2019SW Q I 02249,600

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: HAMBY DIANE L & JER

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W19 S50 FGR=[YR=2018] S21 E21
FOP=[YR=2018] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16
N14\$ S14 E16 N14\$.

REVIEW DATE12/21/2018BYDJTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS