LOT 77
IN OR 2252/1734
VILLAGES OF WOODBRIDGE PH 3

SCHNEIDER FREDERICK SCOTT & DONNA MARIE
95500 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0077-0000

BUILDING CHARACTERISTICS

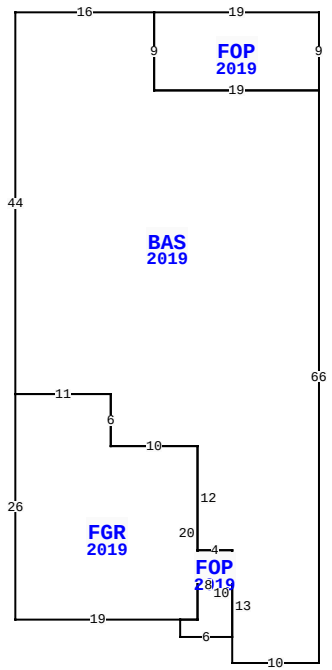
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	172,853
FGR	486	55	267	25,484
FOP	44	30	13	1,240
FOP	171	30	51	4,868
TOTALS	2,512		2,142	204,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	106.8200	96.41	206,510	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1811 HX Base Yr 2020



95500 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		204,445
TOTAL MARKET OB/XF VALUE		3,386
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		282,831
SOH/AGL Deduction		74,732
ASSESSED VALUE		208,099
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,099
TOTAL JUST VALUE		282,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900803	CO ISSUED	0	01/25/2019
B1807252	NEW CONSTR	247,262	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1734	1/30/2019	SW	Q	I	02	231,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SCHNEIDER FREDERICK						
2205/1179	6/22/2018	SW	Q	V	05	559,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W19 BAS=[YR=2019] W16 S44 FGR=[YR=2019] S26 E19 FOP=[YR=2019] S2 E6 N10 W4 S8 W2$ E2 N20 W10 N6 W11$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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	624.00	SF	5.20	5.20	100	2019	2019	3	99	3,212	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	

LAND DESCRIPTION

TOTAL OB/XF 3,386

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 07/19/2019 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS