

LOT 80
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

THOMAS MORGAN JONES III & RUTH JUDITH
95494 HANOVER COURT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0080-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,138	119.5600	107.90	230,690	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020												Heated Area: 1816									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																						
Interior Floop	11	CLAY TILE 100																						
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	1,816	100	1,816	193,987																				
FGR	441	55	243	25,958																				
FOP	24	30	7	747																				
FOP	224	30	67	7,157																				
PTO	96	5	5	535																				
TOTALS			2,601	2,138	228,383																			
EXTRA FEATURES			95494 HANOVER CT, FERNANDINA BEACH																					
L N	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	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154								
2	0810	CONCRETE A	0	100	0	0	573.00	SF	6.50	6.50	100	2019	2019	3	99	3,687								
TOTAL OB/XF 3,841																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE							
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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								

Diagram showing property boundaries and features:

- PTO 2019
- FOP 2019
- BAS 2019
- FGR 2019
- FOP 2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1556	12/20/2019	SW	Q	I	01	254,200

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: THOMAS MORGAN JONES

2205/1179	6/22/2018	SW	Q	V	05	559,500
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GRANTOR: WOODBRIDGE NASSAU LLC

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W16 S6 BAS=[YR=2019] W19 S50 FGR=[YR=2019] S21 E21 FOP=[YR=2019] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16 N14\$ FOP=[YR=2019] S14 E16 N14 W16\$ E16 N6\$.