

LOT 52  
VILLAGES OF WOODBRIDGE PH 3  
PBK 8/273

ORTA-MARTINEZ EDWIN/ORTA VANESSA  
95497 HANOVER CT  
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0052-0000



| 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 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 04      |

NEIGHBORHOOD/LOC 4068.100

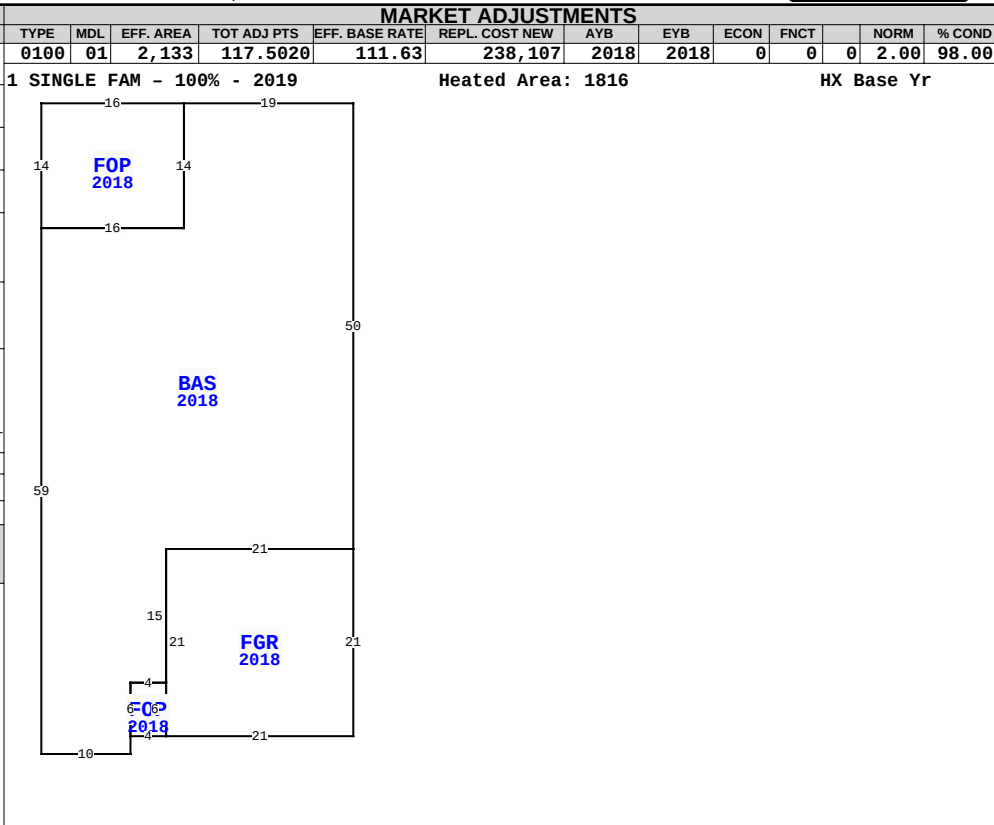
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,816            | 100         | 1,816        | 198,666              |
| FGR       | 441              | 55          | 243          | 26,583               |
| FOP       | 24               | 30          | 7            | 765                  |
| FOP       | 224              | 30          | 67           | 7,329                |

TOTALS 2,505 2,133 233,345

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 613.00 | SF | 6.50  | 6.50           |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 27.00  | SF | 6.50  | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/06/2024 BY NWA



95497 HANOVER CT, FERNANDINA BEACH

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE |
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| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
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| 2           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 27.00  | SF | 6.50  | 6.50           |

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 2,133     | 117.5020    | 111.63         | 238,107        | 2018 | 2018 | 0    | 0    | 2.00 | 98.00  |

NASSAU COUNTY PROPERTY VALUATION SUMMARY

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 233,345  |
| TOTAL MARKET OB/XF VALUE  |           | 4,035    |
| TOTAL LAND VALUE - MARKET |           | 75,000   |
| TOTAL MARKET VALUE        |           | 312,380  |
| SOH/AGL Deduction         |           | 23,100   |
| ASSESSED VALUE            |           | 289,280  |
| TOTAL EXEMPTION VALUE     | 13        | 289,280  |
| BASE TAXABLE VALUE        |           | 0        |
| TOTAL JUST VALUE          |           | 312,380  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 280,854  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1812328   | CO ISSUED   | 0       | 12/19/2018 |
| B1808401   | NEW CONSTR  | 242,462 | 08/16/2018 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2245/0998                      | 12/21/2018 | SW           | Q      | I      | 01        | 236,600       |
| GRANTOR: RICHMOND AMERICAN HOM |            |              |        |        |           |               |
| GRANTEE: ORTA-MARTINEZ EDWIN   |            |              |        |        |           |               |
| 2205/1179                      | 6/22/2018  | SW           | Q      | V      | 05        | 559,500       |
| GRANTOR: WOODBRIDGE NASSAU LLC |            |              |        |        |           |               |
| GRANTEE: RICHMOND AMERICAN H   |            |              |        |        |           |               |

BUILDING NOTES

BAS=[YR=2018] W19 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2018] E4 FGR=[YR=2018] E21 N21 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.

| BUILDING DIMENSIONS |            |             |         |   |   |        |    |       |                |
|---------------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
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