

LOT 54
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

BALDRICH LAURICE NICOLE ROLON/DUENAS CHIANG
95501 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0054-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

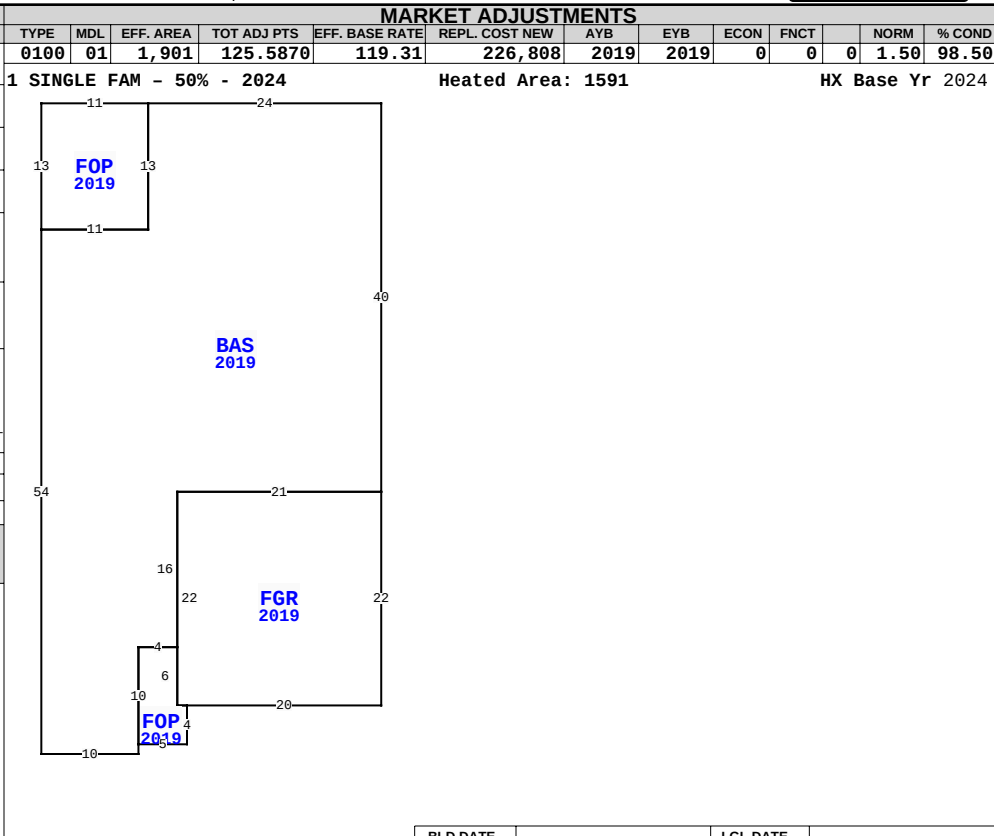
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	186,975
FGR	462	55	254	29,850
FOP	44	30	13	1,528
FOP	143	30	43	5,053
TOTALS	2,240		1,901	223,406

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	50	0	0	620.00	SF	5.20	5.20	100	2019	2019	3	98	3,160	
2	0810	CONCRETE A	0	50	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
3	0476	VF 6 SBPL	0	50	0	0	204.00	LF	32.00	32.00	100	2019	2019	3	95	6,202	
4	0470	VNYL GATE	0	50	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



95501 HANOVER CT, FERNANDINA BEACH

00001 HARVEY ST/ FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
620.00	SF	5.20	5.20	100	2019	2019	3	98	3,160	
27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
204.00	LF	32.00	32.00	100	2019	2019	3	95	6,202	
2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										223,406				
TOTAL MARKET OB/XF VALUE										10,104				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										308,510				
SOH/AGL Deduction										0				
ASSESSED VALUE										308,510				
TOTAL EXEMPTION VALUE										50,000				HA HAB
BASE TAXABLE VALUE										258,510				
TOTAL JUST VALUE										308,510				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										279,129				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811325	CO ISSUED	0	04/08/2019
B1811325	NEW CONSTR	219,440	11/13/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2267/1979	4/11/2019	SW	Q	I	01	203,700	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: DUENAS CHIANG & LAU							
2205/1179	6/22/2018	SW	Q	V	05	559,500	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W24 FOP=[YR=2019] W11 S13 E11 N13\$ S13 W11 S54 E10 N1 FOP=[YR=2019] E5 N4 FGR=[YR=2019] E20 N22 W21S22 E1\$ W1 N6 W4 S10\$ N10 E4 N16 E21 N40\$.									