LOT 56
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SULLIVAN JOSEPH G/SULLIVAN MARIE-CLAUDE R
95505 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

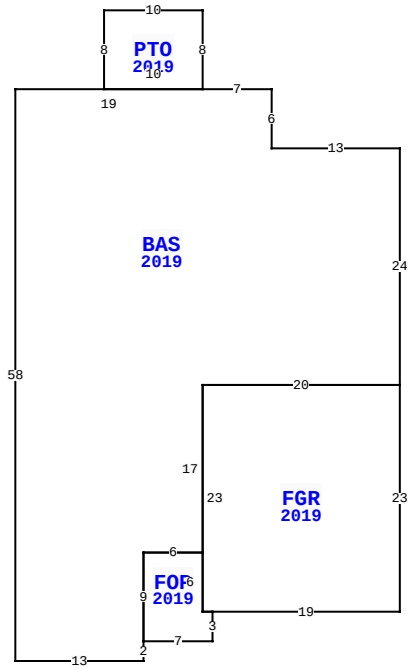
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,558	100	1,558	186,826
FGR	460	55	253	30,338
FOP	57	30	17	2,039
PTO	80	5	4	480
TOTALS	2,155		1,832	219,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	128.1500	121.74	223,028	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1558 HX Base Yr



95505 HANOVER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,683
TOTAL MARKET OB/XF VALUE	3,362
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	298,045
SOH/AGL Deduction	0
ASSESSED VALUE	298,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,045
TOTAL JUST VALUE	298,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907668	CO ISSUED	0	10/28/2019
B1907668	NEW CONSTR	215,675	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/793	3/28/2024	WD	Q	I	01	268,000
GRANTOR: SULLIVAN IAN C & LORI						
GRANTEE: SULLIVAN JOSEPH G						
2544/1917	3/07/2022	WD	Q	I	02	345,000
GRANTOR: VADEN BRIANA						
GRANTEE: SULLIVAN IAN CAMPBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 N6 W7 PTO=[YR=2019] N8 W10 S8 E10$ W19 S58 E13 N2 FOP=[YR=2019] E7 N3 FGR=[YR=2019] E19 N23 W20 S23 E1$ W1 N6 W6 S9$ N9 E6 N17 E20 N24$.

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	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
2	0811	CONCRETE B	0	0	0	0	626.00	SF	5.20	5.20	100	2019	2019	3	98	3,190	

LAND DESCRIPTION

TOTAL OB/XF 3,362

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/11/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS