LOT 57
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

KELLER RYAN P
95507 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0057-0000

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		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

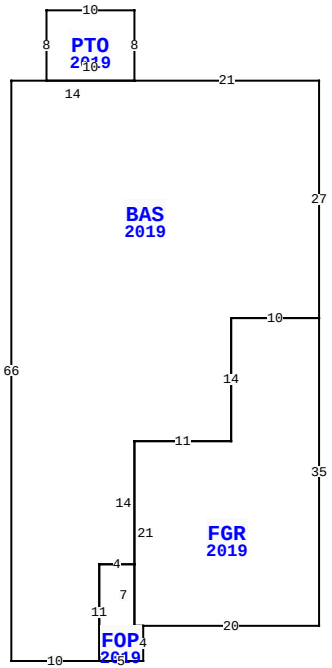
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1,601	177,648
FGR	581	55	320	35,507
FOP	48	30	14	1,553
PTO	80	5	4	444
TOTALS	2,310		1,939	215,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	118.5800	112.65	218,428	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1601 HX Base Yr 2020



95507 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		215,152
TOTAL MARKET OB/XF VALUE		7,265
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		297,417
SOH/AGL Deduction		95,514
ASSESSED VALUE		201,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,903
TOTAL JUST VALUE		297,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C181185	CO ISSUED	0	02/22/2019
B1811185	NEW CONSTR	222,601	11/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0575	3/07/2019	SW	Q	I	01	209,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KELLER RYAN P						
2225/1909	9/20/2018	SW	Q	V	05	563,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 PTO=[YR=2019] N8 W10 S8 E10$ W14 S66 E10 FOP=[YR=2019] E5 N4 FGR=[YR=2019] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27$.

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	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2019	2019	3	95	3,648	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
3	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2019	2019	3	98	3,160	
4	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	

LAND DESCRIPTION

TOTAL OB/XF 7,265

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

REVIEW DATE 07/17/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS