LOT 63
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SHIMONENKO IRINA & SERGEY
95519 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0063-0000

BUILDING CHARACTERISTICS

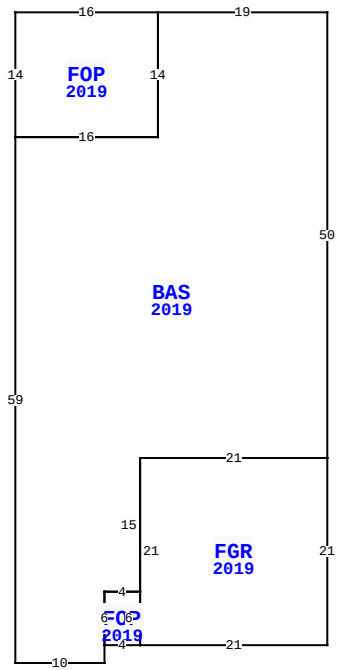
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	213,954
FGR	441	55	243	28,629
FOP	24	30	7	824
FOP	224	30	67	7,894
TOTALS	2,505		2,133	251,301

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	125.9104	119.61	255,128	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1816 HX Base Yr 2023



95519 HANOVER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,301
TOTAL MARKET OB/XF VALUE		2,802
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		329,103
SOH/AGL Deduction		24,258
ASSESSED VALUE		304,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,845
TOTAL JUST VALUE		329,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906223	CO ISSUED	0	09/16/2019
B1906223	NEW CONSTR	250,289	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/0400	12/14/2021	WD	Q	I	02	370,000
GRANTOR: BRANIGAN ERIC GERARD						
GRANTEE: SHIMONENKO IRINA &						
2305/0414	9/18/2019	SW	Q	I	01	244,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BRANIGAN ERIC GERAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2019] E4 FGR=[YR=2019] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 E21 N50$.

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	100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
2	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	2019	2019	3	98	2,630	

LAND DESCRIPTION

TOTAL OB/XF 2,802

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 10/04/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS