

LOT 66
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

WELLS LYLE & KATHRYN
95522 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0066-0000



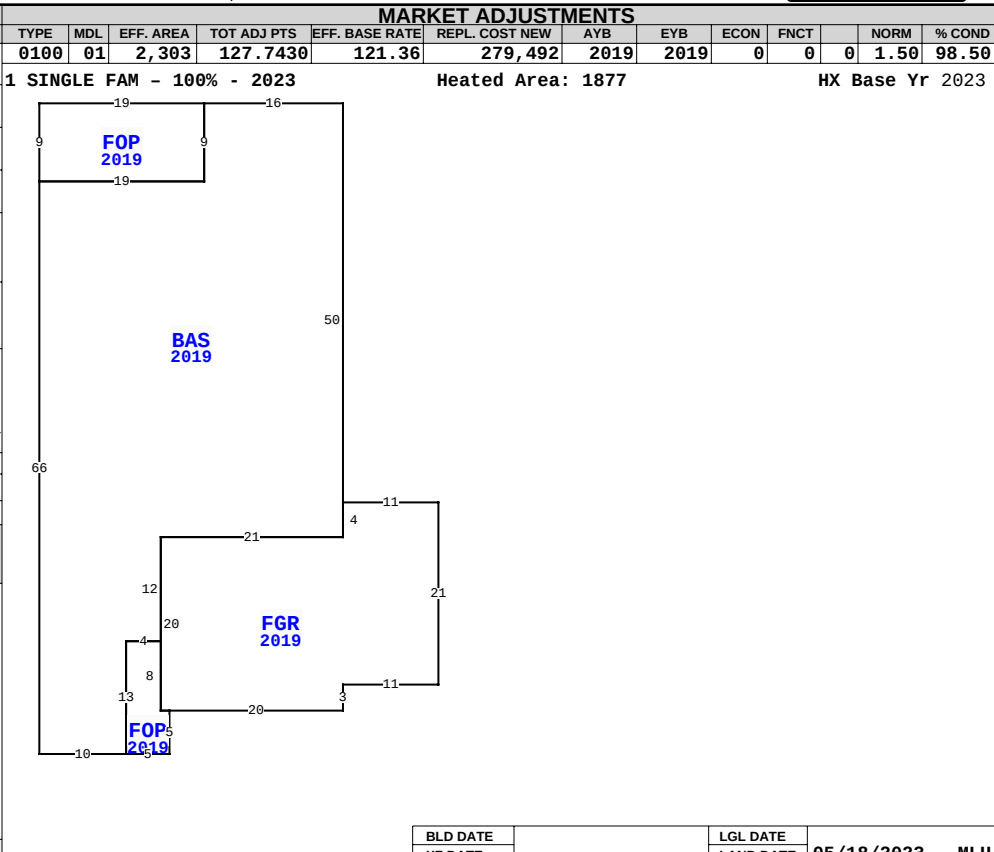
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,877	100	1,877	224,376
FGR	651	55	358	42,795
FOP	57	30	17	2,032
FOP	171	30	51	6,096
TOTALS	2,756		2,303	275,300

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE		05/18/2023	MLU						
XF DATE		LAND DATE									
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		275,300	
TOTAL MARKET OB/XF VALUE		3,722	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		354,022	
SOH/AGL Deduction		26,768	
ASSESSED VALUE		327,254	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		277,254	
TOTAL JUST VALUE		354,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906222	CO ISSUED	0	09/19/2019
B1906222	NEW CONSTR	267,306	06/12/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2589/1783	9/09/2022	WD Q	I	I	01
GRANTOR: POTTS JAMES R & JENA					
GRANTEE: WELLS LYLE & KATHRYN					
2306/0260	9/20/2019	SW Q	I	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: POTTS JAMES R & JEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FOP=[YR=2019] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2019] E5 N5 FGR=[YR=2019] E20 N3 E11 N21 W11 S4 W21 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E21 N50\$.											