

LOT 69
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CLARK JASON PETER/CLARK LINDA A
95516 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0069-0000



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		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

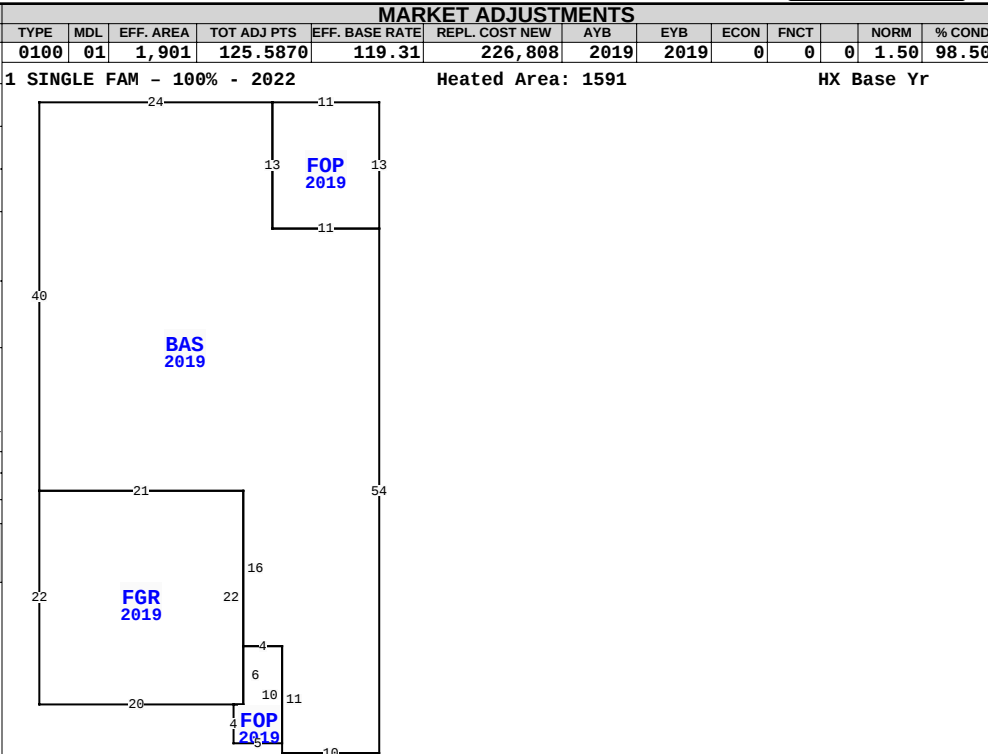
NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	186,975
FGR	462	55	254	29,850
FOP	44	30	13	1,528
FOP	143	30	43	5,053

TOTALS	2,240		1,901	223,406
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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	8	3	24.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	58	16	928.00	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	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



95516 HANOVER CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,882											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		223,406	
TOTAL MARKET OB/XF VALUE		4,882	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		303,288	
SOH/AGL Deduction		21,221	
ASSESSED VALUE		282,067	
TOTAL EXEMPTION VALUE		14	282,067
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		303,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,851	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901495	CO ISSUED	0	08/29/2019
B1901495	NEW CONSTR	219,559	04/17/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2301/1747	8/30/2019	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: CLARK JASON PETER &					
2244/1010	12/17/2018	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W11 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E20 FOP=[YR=2019] S4 E5 N10 W4 S6 W1\$ E1 N22 W21\$ E21 S16 E4 S11 E10 N54 W11 N13 \$ S13 E11 N13\$.											