LOT 70
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

**BARNETT DOUGLAS W & NICHOLE R**
95514 HANOVER CT
FERNANDINA BEACH, FL 32034

**2024**

**41-2N-28-1140-0070-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

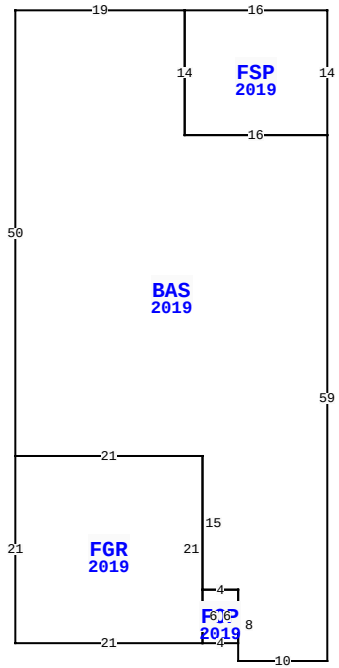
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,816 | 100 | 1,816 | 209,750 |
| FGR | 441 | 55 | 243 | 28,067 |
| FOP | 24 | 30 | 7 | 809 |
| FSP | 224 | 40 | 90 | 10,395 |
| TOTALS | 2,505 | | 2,156 | 249,021 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,156 | 123.4310 | 117.26 | 252,813 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024




95514 HANOVER CT, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,021 |
| TOTAL MARKET OB/XF VALUE | | 11,196 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 335,217 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 335,217 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 285,217 |
| TOTAL JUST VALUE | | 335,217 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 302,467 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C190257 | CO ISSUED | 0 | 07/12/2019 |
| B190257 | NEW CONSTR | 250,289 | 03/26/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2681/1651 | 11/30/2023 | WD | Q | I | 02 | 420,000 |
| GRANTOR: SHIPE DAVID L & KAREN | | | | | | |
| GRANTEE: BARNETT DOUGLAS W & | | | | | | |
| 2290/0682 | 7/12/2019 | SW | Q | I | 02 | 264,400 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: SHIPE DAVID L & KAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] W19 S50 FGR=[YR=2019] S21 E21 FOP=[YR=2019] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

## 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 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 115 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 562.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 3,580 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 228.00 | LF | 32.00 | 32.00 | 100 | 2019 | 2019 | 3 | 95 | 6,931 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 95 | 570 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,196

| 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 07/30/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS