LOT 71
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HOWARD MELISSA J
95512 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

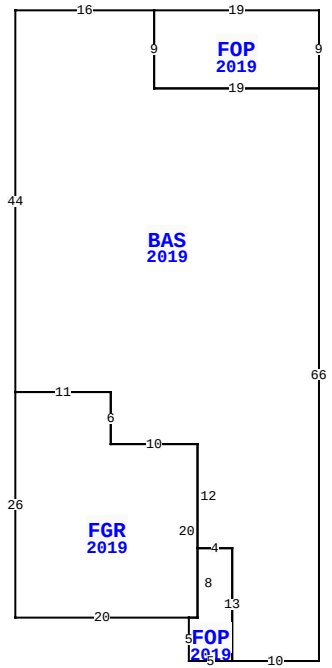
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,811	100	1,811	213,365
FGR	486	55	267	31,457
FOP	57	30	17	2,003
FOP	171	30	51	6,009
TOTALS	2,525		2,146	252,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	125.9104	119.61	256,683	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1811 HX Base Yr 2020



95512 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		252,833
TOTAL MARKET OB/XF VALUE		5,768
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		333,601
SOH/AGL Deduction		110,626
ASSESSED VALUE		222,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,975
TOTAL JUST VALUE		333,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903681	CO ISSUED	0	08/23/2019
B1903681	NEW CONSTR	241,010	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1572	8/23/2019	SW	Q	I	01	232,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOWARD MELISSA J						
2225/1909	9/20/2018	SW	Q	V	05	563,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W19 BAS=[YR=2019] W16 S44 FGR=[YR=2019] S26 E20 FOP=[YR=2019] S5 E5 N13 W4 S8 W1$ E1 N20 W10 N6 W11$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	98	153	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2019	2019	3	98	3,221	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2019	2019	3	95	1,824	
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 5,768

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 12/30/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS