LOT 73
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

95508 HANOVER COURT TRUST/SMITH SCOTT ROYAL
PO BOX 489
YULEE, FL 32041

2024

41-2N-28-1140-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

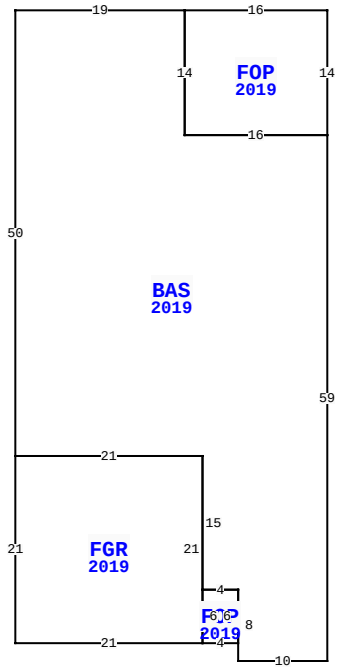
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	0	100	0	0
BAS	1,816	100	1,816	202,237
FGR	441	55	243	27,062
FOP	24	30	7	779
FOP	224	30	67	7,461
TOTALS	2,505		2,133	237,540

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	119.0112	113.06	241,157	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1816 HX Base Yr



95508 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	237,540
TOTAL MARKET OB/XF VALUE	3,413
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	315,953
SOH/AGL Deduction	2,859
ASSESSED VALUE	313,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,094
TOTAL JUST VALUE	315,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811326	CO ISSUED	0	02/22/2019
B1811326	NEW CONSTR	246,653	11/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0451	2/09/2022	WD	U	I	11	100
GRANTOR: AZIZ ZEESHAN						
GRANTEE: 95508 HANOVER CT TR						
2494/0841	9/07/2021	WD	U	I	11	100
GRANTOR: 95508 HANOVER COURT T						
GRANTEE: AZIZ ZEESHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] FOP=[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	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2019	2019	3	98	3,241	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	

LAND DESCRIPTION

TOTAL OB/XF 3,413

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/18/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS