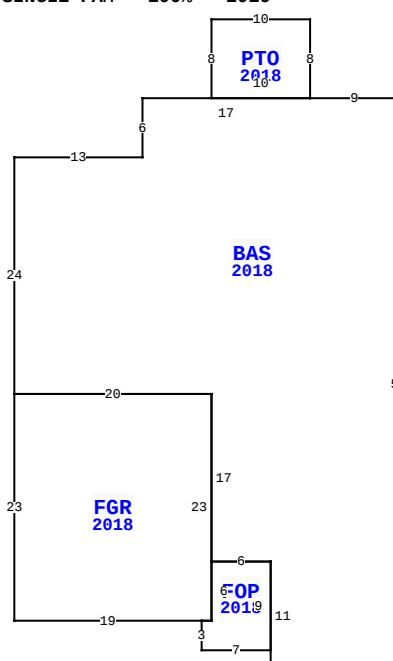


FISHER KELLY/FISHER THERESA A
95504 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 100								0100	01	1,832	129.5800	123.10	225,519	2018	2018	0	0	2.00	98.00	STANDARD																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2019										Heated Area: 1558										HX Base Yr 2019									
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		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		0100SINGLE 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		1,558		100		1,558		187,954																															
FGR		460		55		253		30,521																															
FOP		57		30		17		2,051																															
PTO		80		5		4		482																															
TOTALS		2,155				1,832		221,009																															
EXTRA FEATURES										95504 HANOVER CT, FERNANDINA BEACH																													
L N		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		0 0		613.00		SF		6.50		6.50		100		2018		2018		3		97		3,865											
2		0810		CONCRETE A		0 100		0 0		27.00		SF		6.50		6.50		100		2018		2018		3		97		170											