LOT 82
IN OR 2244/1939
VILLAGES OF WOODBRIDGE PH 3

HANNAH KASE PHILIP & KARISSA RAWLINS
95490 HANOVER CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0082-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

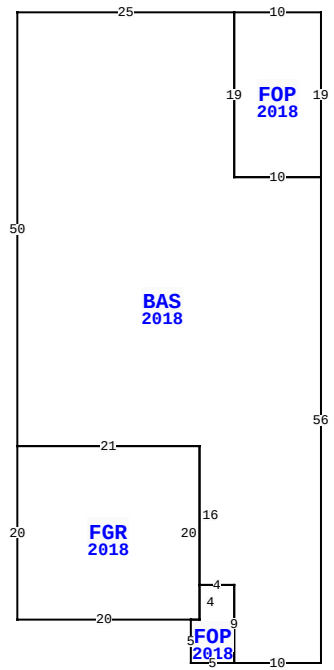
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	210,649
FGR	420	55	231	25,966
FOP	41	30	12	1,348
FOP	190	30	57	6,407
TOTALS	2,525		2,174	244,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	120.7360	114.70	249,358	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1874 HX Base Yr 2020



95490 HANOVER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,371
TOTAL MARKET OB/XF VALUE		48,768
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,139
SOH/AGL Deduction		116,972
ASSESSED VALUE		251,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,167
TOTAL JUST VALUE		368,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B210042	SWIM POOL	40,000	01/08/2021
C1812246	CO ISSUED	0	12/17/2018
B1809095	NEW CONSTR	246,886	09/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1939	12/18/2018	SW	Q	I	01	250,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HANNAH KASE P & KAR						
2205/1179	6/22/2018	SW	Q	V	05	559,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W10 BAS=[YR=2018] W25 S50 FGR=[YR=2018] S20 E20 FOP=[YR=2018] S5 E5 N9 W4 S4 W1$ E1 N20 W21$ E21 S16 E4 S9 E10 N56 W10 N19$ S19 E10 N19$.

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	100	0	0	629.00	SF	5.20	5.20	100	2018	2018	3	97	3,173	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2021	2021	3	98	941	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
5	0861	POOL GUNIT	0	100	0	0	439.00	SF	85.00	85.00	100	2021	2021	3	95	35,449	
6	0855	CONC PAVER	0	100	0	0	695.00	SF	10.00	10.00	100	2021	2021	3	99	6,881	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 48,768

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 08/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS