LOT 74
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

GILLEY LINDA
95506 HANOVER CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0074-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

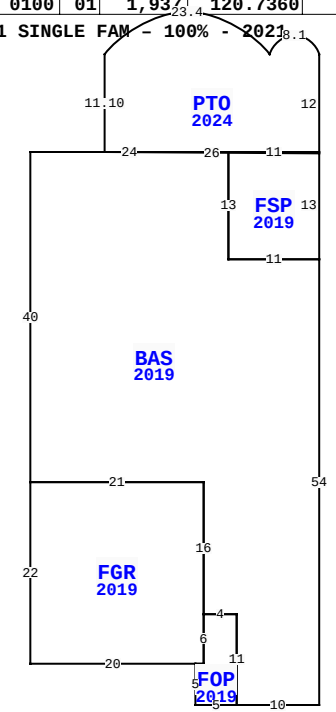
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2019	1,591	188,255
FGR	462	55	2019	254	30,055
FOP	49	30	2019	15	1,775
FSP	143	40	2019	57	6,744
PTO	392	5	2024	20	2,367
TOTALS	2,637			1,937	229,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	120.7360	120.74	233,873	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2021 Heated Area: 1591 HX Base Yr 2021



95506 HANOVER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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		229,196
TOTAL MARKET OB/XF VALUE		4,098
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,294
SOH/AGL Deduction		136,095
ASSESSED VALUE		182,199
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,477
TOTAL JUST VALUE		318,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812027	CO ISSUED	0	03/21/2019
B1812027	NEW CONSTR	219,559	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/1341	12/16/2020	WD	Q	I	01	245,000
GRANTOR: PHIPPS KARA & STEPHEN						
GRANTEE: GILLEY LINDA						
2406/0963	11/05/2020	FJ	U	I	11	0
GRANTOR: SNYDER DONALD F EST						
GRANTEE: PHIPPS KARA & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-11,0] W24 S40 E21 S16 E4 S11 E10 N54 W11 N13 $
FGR=[YR=2019;ORIG=-35,40] S22 E20 E1 N6 N16 W21 $
FSP=[YR=2019;ORIG=0,0] W11 S13 E11 N13 $
FOP=[YR=2019;ORIG=-15,62] S5 E5 N11 W4 S6 W1 $
PTO=[YR=2024;ORIG=0,0.2] U0.2L26 N11.10 E20G109 E6G151 S12 $
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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	0	0	626.00	SF	6.50	6.50	100	2019	2019	3	97	3,947	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 4,098

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS