LOT 75
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

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

2025

41-2N-28-1140-0075-0000

BUILDING CHARACTERISTICS

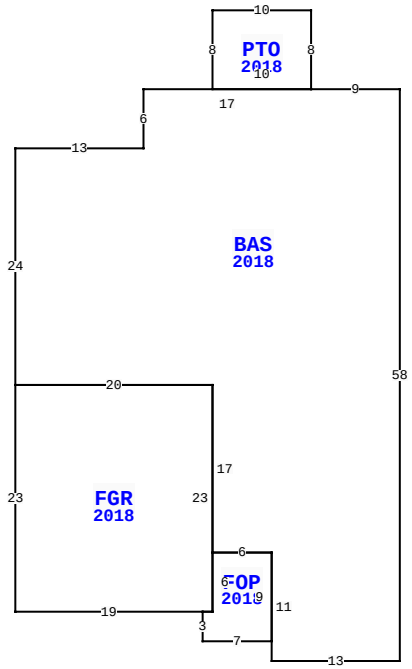
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	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	1,558	100	2018	1,558	196,839
FGR	460	55	2018	253	31,964
FOP	57	30	2018	17	2,148
PTO	80	5	2018	4	505
TOTALS	2,155			1,832	231,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	129.5800	129.58	237,391	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1558 HX Base Yr 2019



95504 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		231,456
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		320,491
SOH/AGL Deduction		117,911
ASSESSED VALUE		202,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,858
TOTAL JUST VALUE		320,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811847	CO ISSUED	0	12/13/2018
B1807303	NEW CONSTR	208,935	07/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1837	4/08/2020	QC	U	I	11	100
GRANTOR: FISHER THERESA A & KE						
GRANTEE: FISHER THERESA A &						
2242/0227	12/04/2018	SW	Q	I	01	219,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FISHER THERESA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W9 PTO=[YR=2018] N8 W10 S8 E10$ W17 S6 W13 S24 FGR=[YR=2018] S23 E19 FOP=[YR=2018] S3 E7 N9 W6 S6 W1$ E1 N23 W20$ E20 S17 E6 S11 E13 N58$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,035

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