LOT 76
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HAMBY DIANE L
95502 HANOVER CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0076-0000

BUILDING CHARACTERISTICS

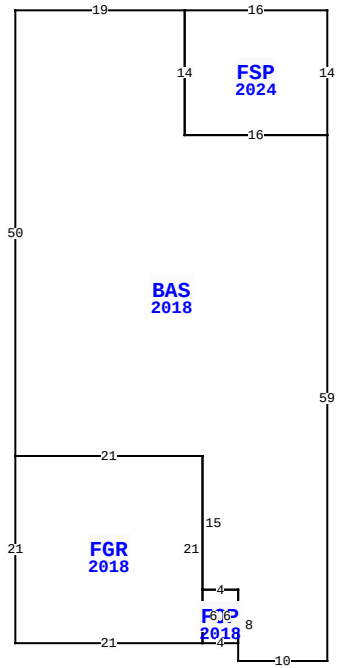
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2018	1,816	208,046
FGR	441	55	2018	243	27,839
FOP	24	30	2018	7	802
FSP	224	40	2024	90	10,311
TOTALS	2,505			2,156	246,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	117.5020	117.50	253,330	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1816 HX Base Yr 2020



95502 HANOVER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,997
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		336,032
SOH/AGL Deduction		180,295
ASSESSED VALUE		155,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,015
TOTAL JUST VALUE		336,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900706	CO ISSUED	0	01/23/2019
B1809094	NEW CONSTR	242,462	09/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0805	5/25/2019	QC	U	I	11	100
GRANTOR: DRISCOLL JEROME VINCE						
GRANTEE: HAMBY DIANE LEE						
2254/1452	2/08/2019	SW	Q	I	02	249,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAMBY DIANE L & JER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-16,0] W19 S50 E21 S15 E4 S8 E10 N59 W16 N14 $
FGR=[YR=2018;ORIG=-35,50] S21 E21 N21 W21 $
FOP=[YR=2018;ORIG=-14,71] E4 N6 W4 S6 $
FSP=[YR=2024;ORIG=-16,0] E16 S14 W16 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	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