LOT 78
IN OR 2240/1652
VILLAGES OF WOODBRIDGE PH 3

MALOCH MICHAEL T
95498 HANOVER CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0078-0000

BUILDING CHARACTERISTICS

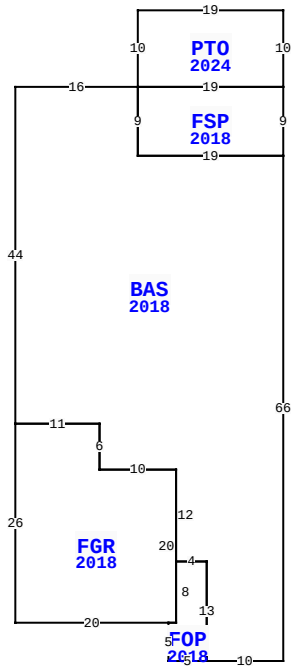
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,811	100	2018	1,811	209,768
FGR	486	55	2018	267	30,927
FOP	57	30	2018	17	1,970
FSP	171	40	2018	68	7,876
PTO	190	5	2024	10	1,158
TOTALS	2,715			2,173	251,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	118.7956	118.80	258,152	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1811 HX Base Yr 2019



95498 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		251,698
TOTAL MARKET OB/XF VALUE		4,275
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,973
SOH/AGL Deduction		124,449
ASSESSED VALUE		216,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,802
TOTAL JUST VALUE		340,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109904	SOLAR PANELS	21,781	07/27/2021
B1811805	CO ISSUED	0	11/30/2018
B1807486	NEW CONSTR	243,428	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/1652	11/29/2018	SW	Q	I	01	237,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MALOCH MICHAEL T						
2205/1179	6/22/2018	SW	Q	V	05	559,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-19,0] W16 S44 E11 S6 E10 S12 E4 S13 E10 N66 W19 N9 $
FGR=[YR=2018;ORIG=-35,44] S26 E20 E1 N20 W10 N6 W11 $
FSP=[YR=2018;ORIG=0,0] W19 S9 E19 N9 $
FOP=[YR=2018;ORIG=-15,70] S5 E5 N13 W4 S8 W1 $
PTO=[YR=2024;ORIG=0,0] W19 N10 E19 S10 $
.

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	651.00	SF	6.50	6.50	100	2018	2018	3	97	4,105	
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 4,275

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