LOT 79
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FISHER THERESA ANNETTE L/E/
95496 HANOVER COURT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0079-0000

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 100
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

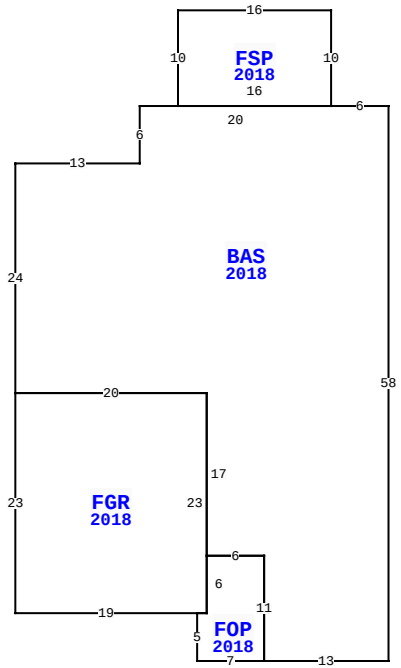
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2018	1,558	201,411
FGR	460	55	2018	253	32,706
FOP	71	30	2018	21	2,714
FSP	160	40	2018	64	8,274
TOTALS	2,249			1,896	245,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	132.5940	132.59	251,391	2018	2018	0	0	0	2.50	97.50

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



95496 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		245,106
TOTAL MARKET OB/XF VALUE		14,647
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		344,753
SOH/AGL Deduction		163,794
ASSESSED VALUE		180,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,237
TOTAL JUST VALUE		344,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808017	CO ISSUED	0	12/12/2018
B1808017	NEW CONSTR	212,735	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/0419	9/30/2020	LE	U	I	11	100
GRANTOR: FISHER THERESA ANNETT						
GRANTEE: FISHER KELLY & KYLE						
2243/1467	12/12/2018	SW	Q	I	01	247,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FISHER THERESA ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 FSP=[YR=2018] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2018] S23 E19 FOP=[YR=2018] S5 E7 N11 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	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2018	2018	3	97	3,218	
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	165.00	LF	32.00	32.00	100	2018	2018	3	92	4,858	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0855	CONC PAVER	0	100	0	0	625.00	SF	10.00	10.00	100	2020	2020	3	98	6,125	

LAND DESCRIPTION

TOTAL OB/XF 14,647

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 08/10/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS