

LOT 57
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

KELLER RYAN P
95507 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0057-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	1,939	107.8000	97.29	188,645	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1601														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020														
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		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			04																							
NEIGHBORHOOD/LOC			4068.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,601	100	1,601	154,203																										
FGR	581	55	320	30,822																										
FOP	48	30	14	1,348																										
PTO	80	5	4	385																										
TOTALS			2,310	1,939	186,759																									
EXTRA FEATURES			95507 HANOVER CT, FERNANDINA BEACH																											
L N	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	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2019	2019	3	96	3,686															
2	0470	VNVL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288															
3	0811	CONCRETE B	0 100	0	0	620.00	SF	5.20	5.20	100	2019	2019	3	99	3,192															
4	0810	CONCRETE A	0 100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174															
LAND DESCRIPTION																	TOTAL OB/XF 7,340													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 07/17/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														