

LOT 65
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MOFFETT JODIE ANN & SHAWN CARL
95523 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0065-0000



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											
Exterior Wall	31	HARDIE BRD 100	0100	01	2,278	107.9960	97.47	222,037	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: 1811										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020										
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 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			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	1,811	100	1,811	174,753																						
FGR	717	55	394	38,019																						
FOP	42	30	13	1,254																						
FOP	171	30	51	4,921																						
PTO	171	5	9	868																						
TOTALS			2,912	2,278	219,817																					
EXTRA FEATURES			95523 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	0810	CONCRETE A	0 100	8 3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154												
2	0811	CONCRETE B	0 100	0 0	860.00	SF	5.20	5.20	100	2019	2019	3	99	4,427												
3	0911	SCRN RM A	0 100	19 9	171.00	SF	17.50	17.50	100	2020	2020	3	93	2,783												
LAND DESCRIPTION																TOTAL OB/XF 7,364										
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 10/04/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										