

LOT 77
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SCHNEIDER FREDERICK SCOTT & DONNA MARIE L/E/
95500 HANOVER CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0077-0000



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	2,142	117.5020	117.50	251,685	2019	2019	0	0	0	2.00	98.00	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	08	SHT VINYL 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	2019	1,811	208,537																								
FGR	486	55	2019	267	30,746																								
FOP	44	30	2019	13	1,497																								
FOP	171	30	2019	51	5,873																								
TOTALS	2,512			2,142	246,651																								
EXTRA FEATURES						95500 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	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2019	2019	3	97	3,147													
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													