LOT 106
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MOORE WILLIAM CODY & KENDRA SUE
95472 ALSACE CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0106-0000

BUILDING CHARACTERISTICS

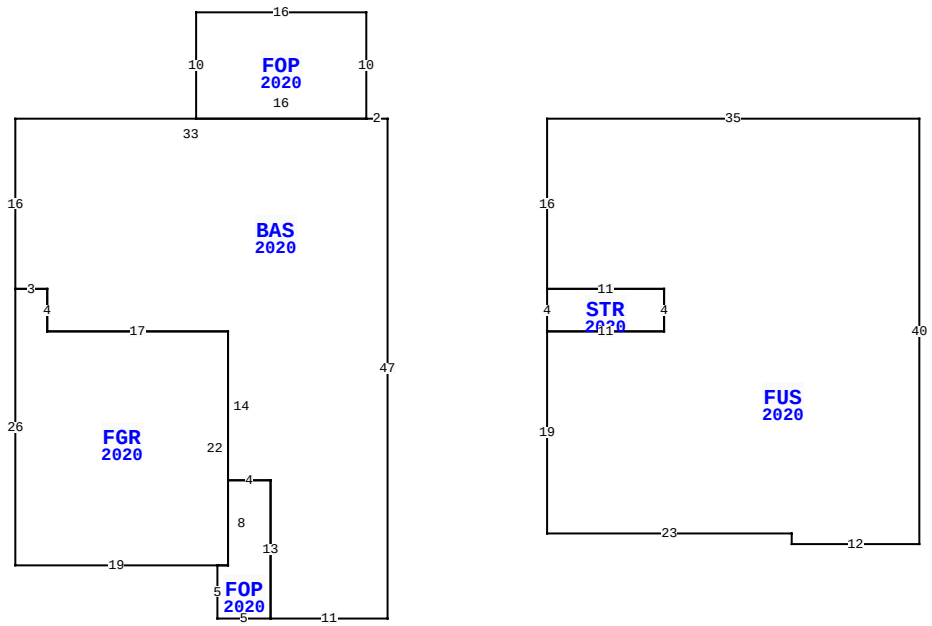
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,041	100	1,041	102,751
FGR	452	55	249	24,577
FOP	57	30	17	1,678
FOP	160	30	48	4,738
FUS	1,333	100	1,333	131,573
STR	44	10	4	395
TOTALS	3,087		2,692	265,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	109.9200	99.20	267,046	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2374 HX Base Yr 2021



95472 ALSACE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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		265,711
TOTAL MARKET OB/XF VALUE		3,642
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,353
SOH/AGL Deduction		89,425
ASSESSED VALUE		254,928
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		204,928
TOTAL JUST VALUE		344,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204745	CO ISSUED	0	12/07/2020
B204745	NEW CONSTR	318,896	06/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1711	12/17/2020	SW	Q	I	01	280,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOORE WILLIAM CODY						
2305/1354	9/20/2019	SW	Q	V	05	601,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W2 FOP=[YR=2020] N10 W16 S10 E16$ W33 S16
FGR=[YR=2020] S26 E19 FOP=[YR=2020] S5 E5 N13 W4 S8 W1$ E1
N22 W17 N4 W3$ E3 S4 E17 S14 E4 S13 E11 N47$ PTR= E15
FUS=[YR=2020] E35 S40 W12 N1 W23 N19 STR=[YR=2020] N4 E11
S4 W11 $ E11 N4 W11 N16$ W15$.

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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0810	CONCRETE A	0	100	0	0	548.00	SF	6.50	6.50	100	2020	2020	3	99	3,526	

LAND DESCRIPTION

TOTAL OB/XF 3,642

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	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 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS