

LOT 105
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CAVENDER CASEY W & KIMBERLY M
95474 ALSACE CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1,732	193,159
FGR	450	55	248	27,658
FOP	48	30	14	1,561
FOP	160	30	48	5,353
TOTALS	2,390		2,042	227,731

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,042	118.5800	112.65	230,031	2020	2020	0	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1732 HX Base Yr													
95474 ALSACE CT, FERNANDINA BEACH													
BLD DATE: 05/18/2023 MLU													
XF DATE: 05/18/2023													
INC DATE: 05/18/2023													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2020	2020
2	0810	CONCRETE A	0	0	0	0	536.00	SF	6.50	6.50	100	2020	2020
3	0476	VF 6 SBPL	0	0	0	0	140.00	LF	32.00	32.00	100	2020	2020
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020
5	0462	ST/AL FNC	0	0	126	0	504.00	SF	10.00	10.00	100	2020	2020
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020

TOTAL OB/XF 13,455													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2020	2020
2	0810	CONCRETE A	0	0	0	0	536.00	SF	6.50	6.50	100	2020	2020
3	0476	VF 6 SBPL	0	0	0	0	140.00	LF	32.00	32.00	100	2020	2020
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020
5	0462	ST/AL FNC	0	0	126	0	504.00	SF	10.00	10.00	100	2020	2020
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020

LAND DESCRIPTION													
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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF 13,455													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2020	2020
2	0810	CONCRETE A	0	0	0	0	536.00	SF	6.50	6.50	100	2020	2020
3	0476	VF 6 SBPL	0	0	0	0	140.00	LF	32.00	32.00	100	2020	2020
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020
5	0462	ST/AL FNC	0	0	126	0	504.00	SF	10.00	10.00	100	2020	2020
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,731	
TOTAL MARKET OB/XF VALUE		13,455	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		323,686	
SOH/AGL Deduction		59,361	
ASSESSED VALUE		264,325	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		264,325	
TOTAL JUST VALUE		323,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005479	CO ISSUED	0	10/08/2020
B2005479	NEW CONSTR	239,448	06/24/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2400/1856	10/13/2020	SW	Q	I	01	259,200	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: CAVENDER CASEY W &							
2305/1354	9/20/2019	SW	Q	V	05	601,500	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W19 FOP=[YR=2020] N10 W16 S10 E16\$ W16 S66 E10 FOP=[YR=2020] E5 N4 FGR=[YR=2020] E20 N24 W3 S3 W18 S21 E1\$ W1 N7 W4 S11\$ N11 E4 N14 E18 N3 E3 N38\$.													