

LOT 103
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

YEARWOOD-KALIPERSAD ELSA
6030 SERENE RUN
LAKE WORTH, FL 33467

2025

41-2N-28-1140-0103-0000



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 70
Interior Floo	14	CARPET 30
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
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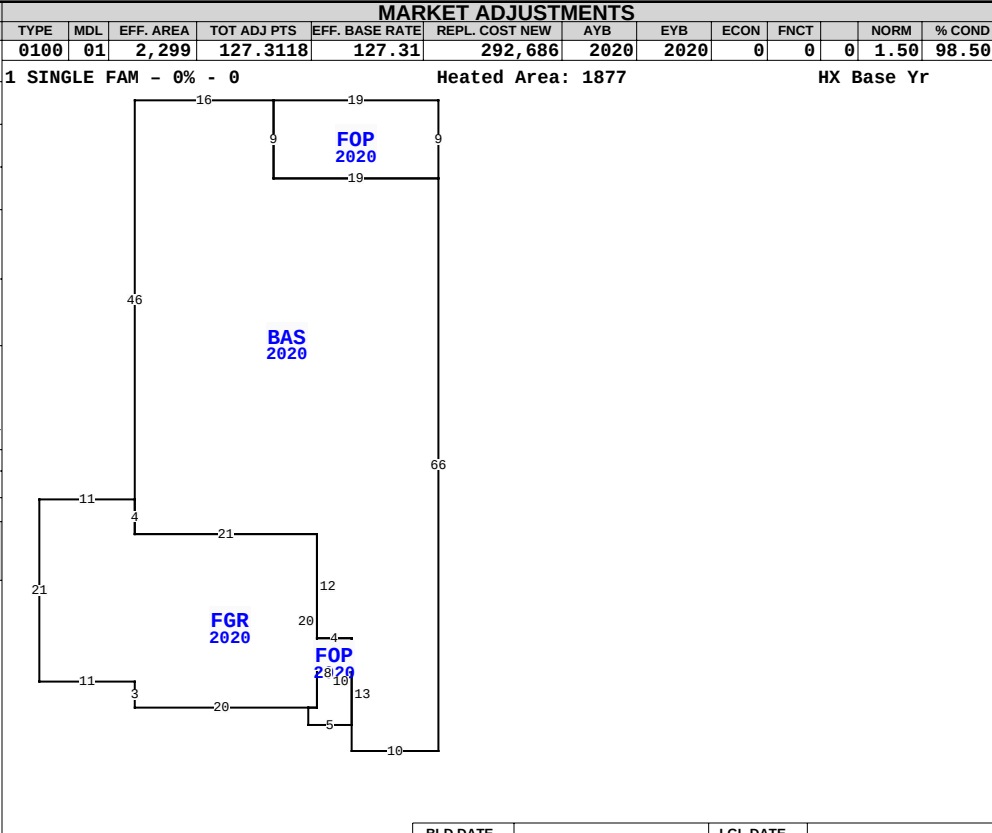
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2020	1,877	235,377
FGR	651	55	2020	358	44,893
FOP	42	30	2020	13	1,630
FOP	171	30	2020	51	6,396
TOTALS	2,741			2,299	288,296

EXTRA FEATURES	
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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	0	0	0	1,032.00	SF	5.20	5.20	100	2020	2020	3	98	5,259	

LAND DESCRIPTION			TOTAL OB/XF 5,259														
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
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

REVIEW DATE	08/14/2020	BY	RK
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95475 ALSACE CT, FERNANDINA BEACH

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Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,299	127.3118	127.31	292,686	2020	2020	0	0	1.50	98.50

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,296
TOTAL MARKET OB/XF VALUE		5,259
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,555
SOH/AGL Deduction		53,254
ASSESSED VALUE		325,301
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		325,301
TOTAL JUST VALUE		378,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C206354	CO ISSUED	0	07/22/2020
B2001004	NEW CONSTR	266,638	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/1059	7/23/2020	SW	Q	I	01	256,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: YEARWOOD-KALIPERSAD						
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

FOP=[YR=2020] W19 BAS=[YR=2020] W16 S46 FGR=[YR=2020] W11 S21 E11 S3 E20 FOP=[YR=2020] S2 E5 N10 W4 S8 W1 \$ E1 N20 W21 N4 \$ S4 E21 S12 E4 S13 E10 N66 W19 N9 \$ S9 E19 N9 \$.