

LOT 87
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

LEBLANC MELANIE A & GEORGE JR
95483 GAMAY CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0087-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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		

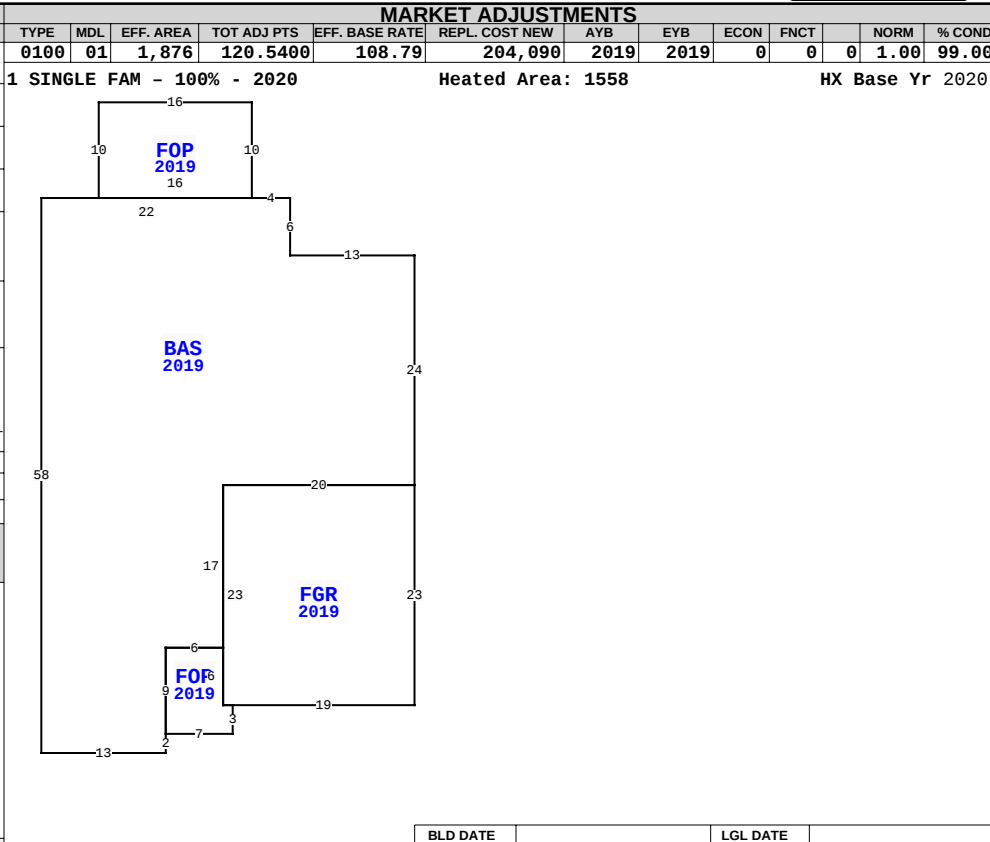
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	167,800
FGR	460	55	253	27,249
FOP	57	30	17	1,831
FOP	160	30	48	5,170
TOTALS	2,235		1,876	202,049

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	
2	0810	CONCRETE A	0	100	0	0	571.00	SF	6.50	6.50	100	2019	2019	3	99	3,674	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2020	2020	3	98	2,822	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
5	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2020	2020	3	95	23,256	
6	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	100	2020	2020	3	99	5,811	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	02/10/2021	BY	KW
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95483 GAMAY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	36,031
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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

TOTAL OB/XF																	36,031
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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,049	
TOTAL MARKET OB/XF VALUE		36,031	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		313,080	
SOH/AGL Deduction		81,832	
ASSESSED VALUE		231,248	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		181,248	
TOTAL JUST VALUE		313,080	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000254	SWIM POOL	36,739	03/12/2020
C1912943	CO ISSUED	0	12/23/2019
B1909043	NEW CONSTR	219,550	08/22/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2332/1806	12/23/2019	SW	Q	I	01	220,300	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: LEBLANC MELANIE A &							
2264/0036	3/25/2019	SW	Q	V	05	566,000	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W13 N6 W4 FOP=[YR=2019] N10 W16 S10 E16\$ W22 S58 E13 N2 FOP=[YR=2019] E7 N3 FGR=[YR=2019] E19 N23 W20 S23 E1\$ W1 N6 W6 S9\$ N9 E6 N17 E20 N24\$.																