

LOT 90
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

ZETTEROWER CHARLES BERRY & NINA MARIE
95480 GAMAY COURT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0090-0000



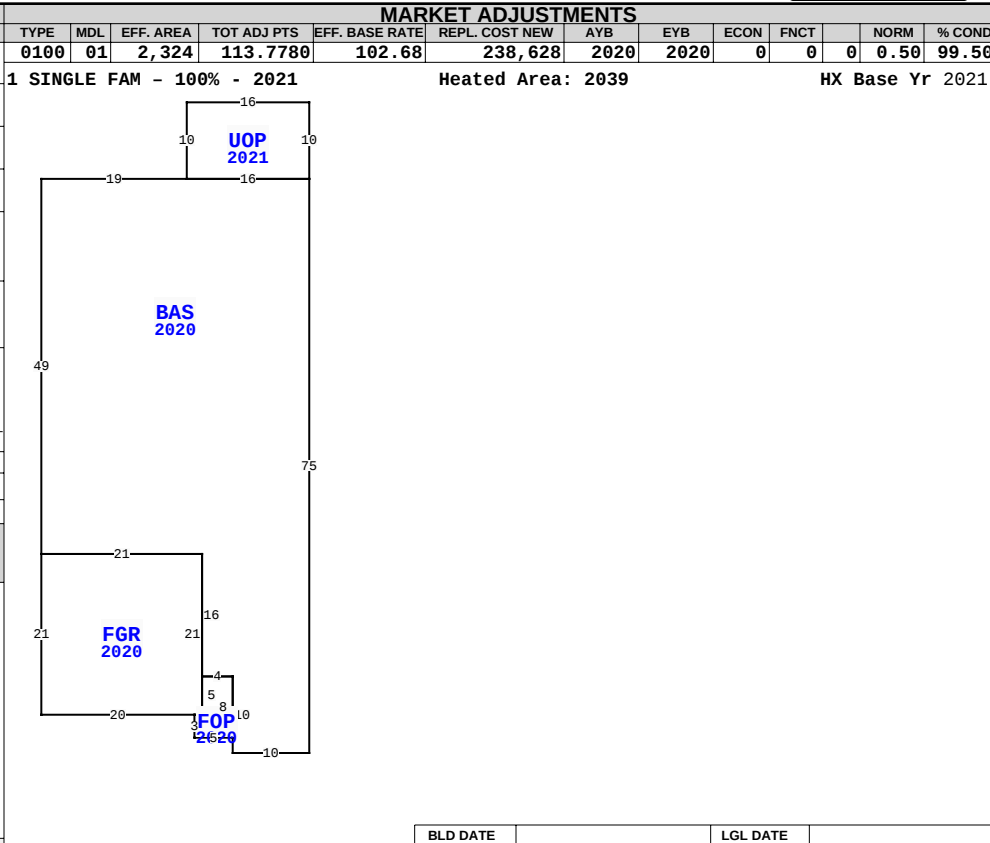
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,039	100	2,039	208,318
FGR	441	55	243	24,826
FOP	35	30	10	1,022
UOP	160	20	32	3,270
TOTALS	2,675		2,324	237,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	597.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
3,073									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		237,435	
TOTAL MARKET OB/XF VALUE		3,073	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		315,508	
SOH/AGL Deduction		81,690	
ASSESSED VALUE		233,818	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		183,818	
TOTAL JUST VALUE		315,508	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912261	CO ISSUED	0	03/11/2020
B1912261	NEW CONSTR	272,852	11/27/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2351/0742	3/23/2020	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: ZETTEROWER CHARLES					
2264/0036	3/25/2019	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2021] W16 S10 BAS=[YR=2020] W19 S49 FGR=[YR=2020] S21 E20 FOP=[YR=2020] S3 E5 N8 W4 S5 W1 \$ E1 N21 W21 \$ E21 S16 E4 S10 E10 N75 W16 \$ E16 N10 \$.									