LOT 92
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

2023

41-2N-28-1140-0092-0000

NASSAU COUNTY PROPERTY

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		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

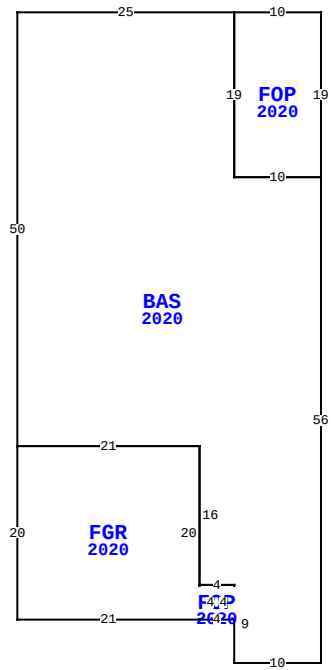
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	193,120
FGR	420	55	231	23,805
FOP	16	30	5	515
FOP	190	30	57	5,873
TOTALS	2,500		2,167	223,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	114.7580	103.57	224,436	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1874 HX Base Yr 2021



95484 GAMAY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,314
TOTAL MARKET OB/XF VALUE		3,058
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		301,372
SOH/AGL Deduction		79,278
ASSESSED VALUE		222,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,094
TOTAL JUST VALUE		301,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909368	CO ISSUED	0	03/20/2020
B1909368	NEW CONSTR	254,012	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/472	6/13/2023	WD	U	I	37	363,400
GRANTOR: LITCHFIELD SCOTT MICH						
GRANTEE: OPENDOOR PROPERTY T						
2351/1528	3/25/2020	SW	Q	I	02	240,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LITCHFIELD SCOTT MI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W10 BAS=[YR=2020] W25 S50 FGR=[YR=2020] S20 E21 FOP=[YR=2020] E4 N4 W4 S4 $ N20 W21 $ E21 S16 E4 S9 E10 N56 W10 N19 $ S19 E10 N19 $.

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	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	2020	2020	3	99	3,058	

LAND DESCRIPTION

TOTAL OB/XF 3,058

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	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							

REVIEW DATE 08/17/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS