

LOT 87
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

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

2024

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 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

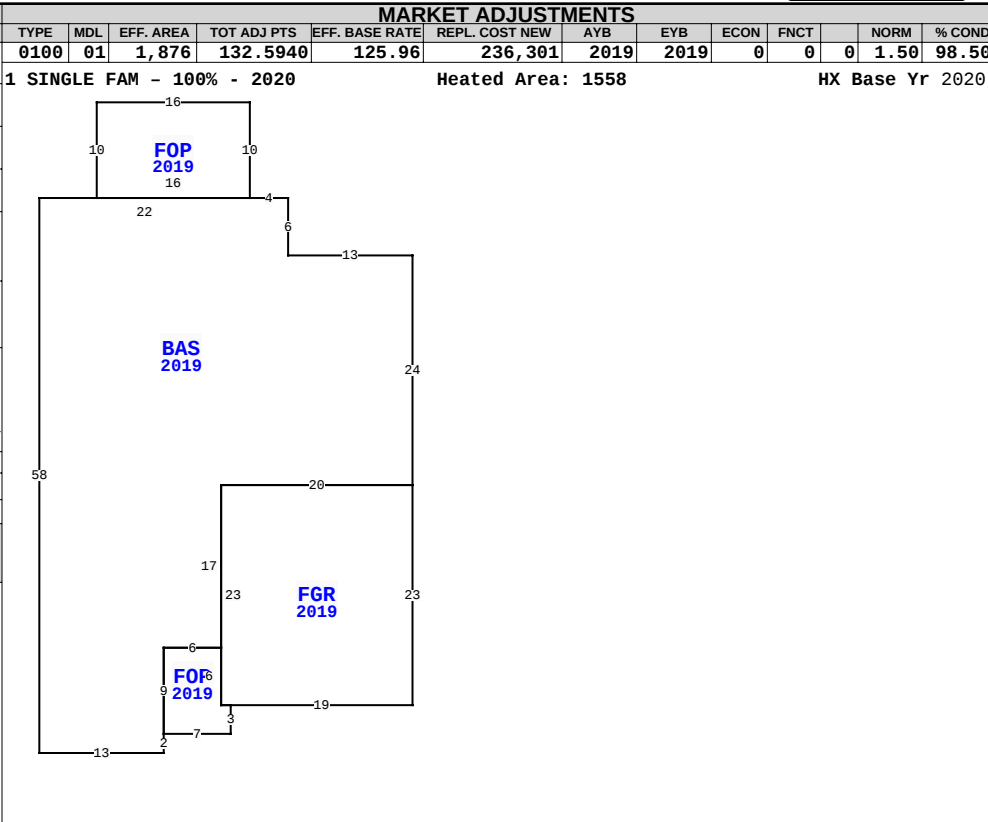
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	193,302
FGR	460	55	253	31,390
FOP	57	30	17	2,109
FOP	160	30	48	5,955

TOTALS 2,235 1,876 232,756

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	571.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	

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

REVIEW DATE 02/10/2021 BY KW



95483 GAMAY CT, FERNANDINA BEACH

TOTAL OB/XF											
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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	1,876	132.5940	125.96	236,301	2019	2019	0	0	1.50	98.50

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,756
TOTAL MARKET OB/XF VALUE	35,439
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	343,195
SOH/AGL Deduction	105,010
ASSESSED VALUE	238,185
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	188,185
TOTAL JUST VALUE	343,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,080

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
2332/1806	12/23/2019	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					SALE PRICE
GRANTEE: LEBLANC MELANIE A &					220,300
GRANTOR: RICHMOND AMERICAN H					
GRANTEE: LEBLANC MELANIE A &					
2264/0036	3/25/2019	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					566,000
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES

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\$.