

LOT 88
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CARTER NICHOLAS I P & NATALIE M
95481 GAMAY CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0088-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,816	100
FGR	441	55
FOP	24	30
FOP	224	30
TOTALS	2,505	2,133

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	117.5020	111.63	238,107	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1816 HX Base Yr 2021											
TOTALS	2,505	2,133	235,726								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			235,726
TOTAL MARKET OB/XF VALUE			3,812
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			314,538
SOH/AGL Deduction			100,660
ASSESSED VALUE			213,878
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			163,878
TOTAL JUST VALUE			314,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911903	CO ISSUED	0	02/27/2020
B1911903	NEW CONSTR	250,048	11/14/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2346/1044	3/05/2020	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: CARTER NICHOLAS IAN					
2264/0036	3/25/2019	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2020	2020	3
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2020	2020	3
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3
4	0479	VF PICKET	0	100	0	0	115.00	LF	10.00	10.00	100	2020	2020	3

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=2020] W16 BAS=[YR=2020] W19 S50 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.			

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00