LOT 89
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

WILLIAMS ROBERT & LUCINDA NICOLE
95479 GAMAY CT
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0089-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

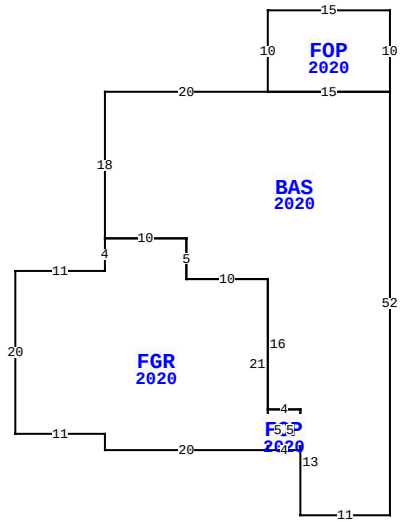
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

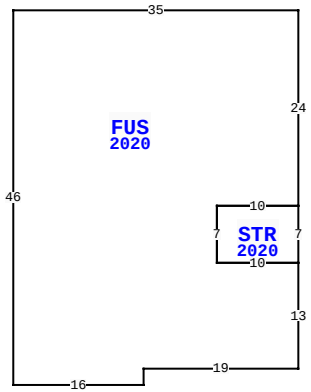
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	122,937
FGR	690	55	380	41,051
FOP	20	30	6	648
FOP	150	30	45	4,861
FUS	1,502	100	1,502	162,259
STR	70	10	7	756
TOTALS	3,570		3,078	332,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	114.8620	109.12	335,871	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2640 HX Base Yr 2021





95479 GAMAY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,512
TOTAL MARKET OB/XF VALUE		4,942
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,454
SOH/AGL Deduction		129,055
ASSESSED VALUE		283,399
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		228,399
TOTAL JUST VALUE		412,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911902	CO ISSUED	0	03/11/2020
B1911902	NEW CONSTR	361,489	11/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1220	4/30/2020	SW	Q	I	01	275,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILLIAMS ROBERT & L						
2264/0036	3/25/2019	SW	Q	V	05	566,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W15 S10BAS=[YR=2020] W20 S18 FGR=[YR=2020] S4 W11 S20 E11 S2 E20 FOP=[YR=2020] E4 N5 W4 S5 $ N21 W10 N5 W10 $ E10 S5 E10 S16 E4 S13 E11 N52 W15 $ E15 N10$ PTR= E30 FUS=[YR=2020] E35 S24 STR=[YR=2020] W10 S7 E10 N7 $ W10 S7 E10 S13 W19 S2 W16 N46 $ W30 $.

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	960.00	SF	5.20	5.20	100	2020	2020	3	99	4,942	

LAND DESCRIPTION

TOTAL OB/XF 4,942

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		PUD	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 08/06/2024 BY SYS