LOT 90
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

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

2024

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	05	Quality Level 05

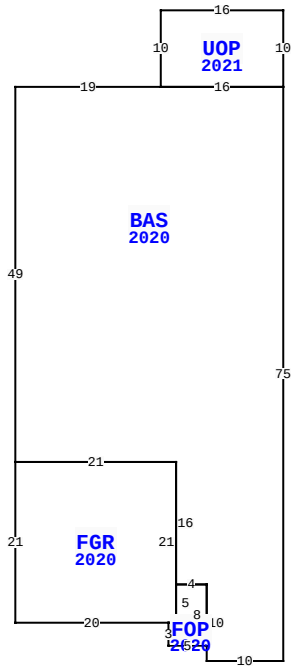
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2,039	240,013
FGR	441	55	243	28,604
FOP	35	30	10	1,177
UOP	160	20	32	3,767
TOTALS	2,675		2,324	273,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	125.1558	118.90	276,324	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2039 HX Base Yr 2021



95480 GAMAY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,561
TOTAL MARKET OB/XF VALUE		3,073
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,634
SOH/AGL Deduction		110,801
ASSESSED VALUE		240,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,833
TOTAL JUST VALUE		351,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,508

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	SALE PRICE
2351/0742	3/23/2020	SW	Q	I	01	238,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ZETTEROWER CHARLES						
2264/0036	3/25/2019	SW	Q	V	05	566,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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 $.

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	597.00	SF	5.20	5.20	100	2020	2020	3	99	3,073	

LAND DESCRIPTION

TOTAL OB/XF 3,073

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