

LOT 92
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

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



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		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	1,874	100	1,874	222,483
FGR	420	55	231	27,425
FOP	16	30	5	594
FOP	190	30	57	6,767
TOTALS	2,500		2,167	257,268

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	0	0	0	594.00	SF	5.20	5.20	100	2020	2020	3	99	3,058	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	08/17/2020	BY	RK
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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	2,167	126.2338	119.92	259,867	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 1874											
HX Base Yr											
BAS 2020											
FGR 2020											
FOP 2020											

95484 GAMAY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
594.00	SF	5.20	5.20	100	2020	2020	3	99	3,058	

TOTAL OB/XF												3,058				
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	257,268		
TOTAL MARKET OB/XF VALUE	3,058		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	335,326		
SOH/AGL Deduction	0		
ASSESSED VALUE	335,326		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	335,326		
TOTAL JUST VALUE	335,326		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	301,372		

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	
2687/1440	1/02/2024	WD Q	I	I	01	327,500	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: PROGRESS JACKSONVIL							
2648/472	6/13/2023	WD U	I	I	37	363,400	
GRANTOR: LITCHFIELD SCOTT MICH							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES																
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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 \$.																