LOT 86
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

GAULDIN NADINE J
95485 GAMAY CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

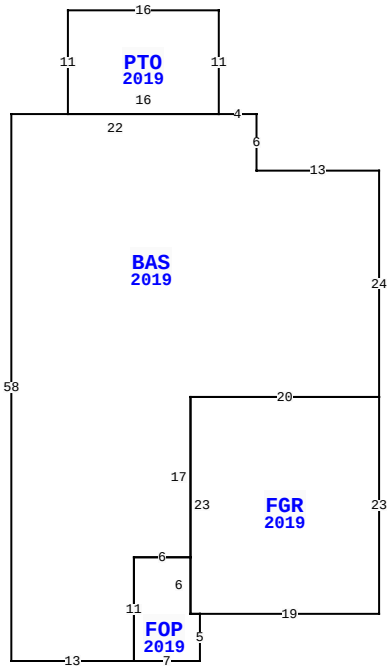
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2019	1,558	197,848
FGR	460	55	2019	253	32,128
FOP	71	30	2019	21	2,667
PTO	176	5	2019	9	1,143
TOTALS	2,265			1,841	233,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,841	129.5800	129.58	238,557	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1558 HX Base Yr 2023



95485 GAMAY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,786
TOTAL MARKET OB/XF VALUE		8,993
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,779
SOH/AGL Deduction		33,195
ASSESSED VALUE		294,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,862
TOTAL JUST VALUE		327,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907627	CO ISSUED	0	11/01/2019
B1907627	NEW CONSTR	215,675	07/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1981	12/30/2022	WD	Q	I	01	299,000
GRANTOR: LISTOR STEVEN L & HEI						
GRANTEE: GAULDIN NADINE J						
2469/0663	6/09/2021	WD	Q	I	01	318,000
GRANTOR: MARTIN JENNA S & THOM						
GRANTEE: LISTOR STEVEN L & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 N6 W4 PTO=[YR=2019] N11 W16 S11 E16$ W22 S58 E13 FOP=[YR=2019] E7 N5 FGR=[YR=2019] E19 N23 W20 S23 E1$ W1 N6 W6 S11$ N11 E6 N17 E20 N24$.

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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
2	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2019	2019	3	97	3,127	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2019	2019	3	94	5,414	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,993

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/11/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS