

LOT 87
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

LEBLANC MELANIE A & GEORGE JR
95483 GAMAY CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0087-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 100	0100	01	1,876	132.5940	132.59	248,739	2019	2019	0	0	2.00	98.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020												Heated Area: 1558												HX Base Yr 2020											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												243,764											
Interior Floop	11	CLAY TILE 100													TOTAL MARKET OB/XF VALUE												34,576											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												85,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												363,340											
Bedrooms	3	100													SOH/AGL Deduction												118,248											
Bathrooms	2	100													ASSESSED VALUE												245,092											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Stories	1.	1. 100													BASE TAXABLE VALUE												194,370											
Units	0	100													TOTAL JUST VALUE												363,340											
Occupancy	00	NONE 100	NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												343,195																							
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	202,444																																	
FGR	460	55	2019	253	32,874																																	
FOP	57	30	2019	17	2,209																																	
FOP	160	30	2019	48	6,237																																	
TOTALS			2,235			1,876			243,764																													
EXTRA FEATURES						95483 GAMAY CT, FERNANDINA BEACH																																
L N	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	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170																						
2	0810	CONCRETE A	0	100	0	0	571.00	SF	6.50	6.50	100	2019	2019	3	97	3,600																						
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2020	2020	3	95	2,736																						
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285																						
5	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2020	2020	3	90	22,032																						
6	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	100	2020	2020	3	98	5,753																						
TOTAL OB/XF 34,576																																						
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																					
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 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																						