LOT 88
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CARTER NICHOLAS I P & NATALIE M
95481 GAMAY CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0088-0000

BUILDING CHARACTERISTICS

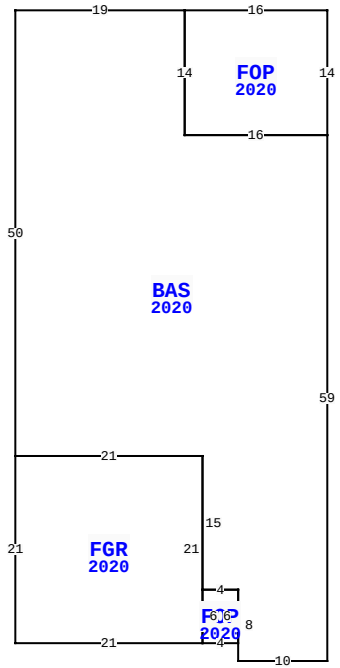
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2020	1,816	210,179
FGR	441	55	2020	243	28,125
FOP	24	30	2020	7	811
FOP	224	30	2020	67	7,755
TOTALS	2,505			2,133	246,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	117.5020	117.50	250,628	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1816 HX Base Yr 2021



95481 GAMAY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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		246,869
TOTAL MARKET OB/XF VALUE		3,773
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		335,642
SOH/AGL Deduction		115,562
ASSESSED VALUE		220,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,358
TOTAL JUST VALUE		335,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911903	CO ISSUED	0	02/27/2020
B1911903	NEW CONSTR	250,048	11/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1044	3/05/2020	SW	Q	I	01	222,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARTER NICHOLAS IAN						
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] W16 BAS=[YR=2020] W19 S50 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	98	115	
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2020	2020	3	95	2,280	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
4	0479	VF PICKET	0	100	0	0	115.00	LF	10.00	10.00	100	2020	2020	3	95	1,093	

LAND DESCRIPTION

TOTAL OB/XF 3,773

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 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