LOT 89
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

WILLIAMS ROBERT & LUCINDA NICOLE
95479 GAMAY CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0089-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

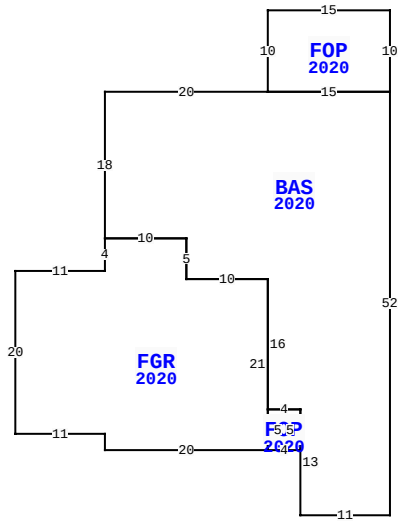
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

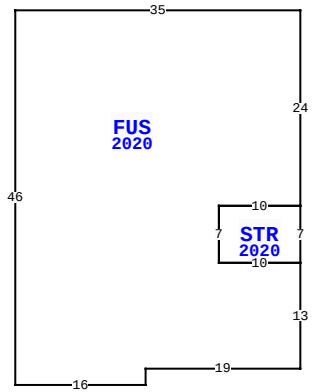
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2020	1,138	128,750
FGR	690	55	2020	380	42,992
FOP	20	30	2020	6	679
FOP	150	30	2020	45	5,091
FUS	1,502	100	2020	1,502	169,932
STR	70	10	2020	7	792
TOTALS	3,570			3,078	348,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	114.8620	114.86	353,539	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2640 HX Base Yr 2021





95479 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		348,236
TOTAL MARKET OB/XF VALUE		4,892
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		438,128
SOH/AGL Deduction		146,510
ASSESSED VALUE		291,618
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		235,896
TOTAL JUST VALUE		438,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911902	CO ISSUED	0	03/11/2020
B1911902	NEW CONSTR	361,489	11/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1220	4/30/2020	SW	Q	I	01	275,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILLIAMS ROBERT & L						
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] W15 S10BAS=[YR=2020] W20 S18 FGR=[YR=2020] S4 W11 S20 E11 S2 E20 FOP=[YR=2020] E4 N5 W4 S5 $ N21 W10 N5 W10 $ E10 S5 E10 S16 E4 S13 E11 N52 W15 $ E15 N10$ PTR= E30 FUS=[YR=2020] E35 S24 STR=[YR=2020] W10 S7 E10 N7 $ W10 S7 E10 S13 W19 S2 W16 N46 $ W30 $.

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	960.00	SF	5.20	5.20	100	2020	2020	3	98	4,892	

LAND DESCRIPTION

TOTAL OB/XF 4,892

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 08/17/2020 BY RK Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS