

LOT 92
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2020	1,874	233,007
FGR	420	55	2020	231	28,722
FOP	16	30	2020	5	622
FOP	190	30	2020	57	7,087
TOTALS	2,500			2,167	269,437

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	594.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

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	126.23	273,540	2020	2020	0	0	0	1.50	98.50
1 SINGLE FAM - 0% - 2025												
Heated Area: 1874												
HX Base Yr												
95484 GAMAY CT, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/25/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			269,437
TOTAL MARKET OB/XF VALUE			3,027
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			357,464
SOH/AGL Deduction			0
ASSESSED VALUE			357,464
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			357,464
TOTAL JUST VALUE			357,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,326

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 U	I	I	37	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 \$.									