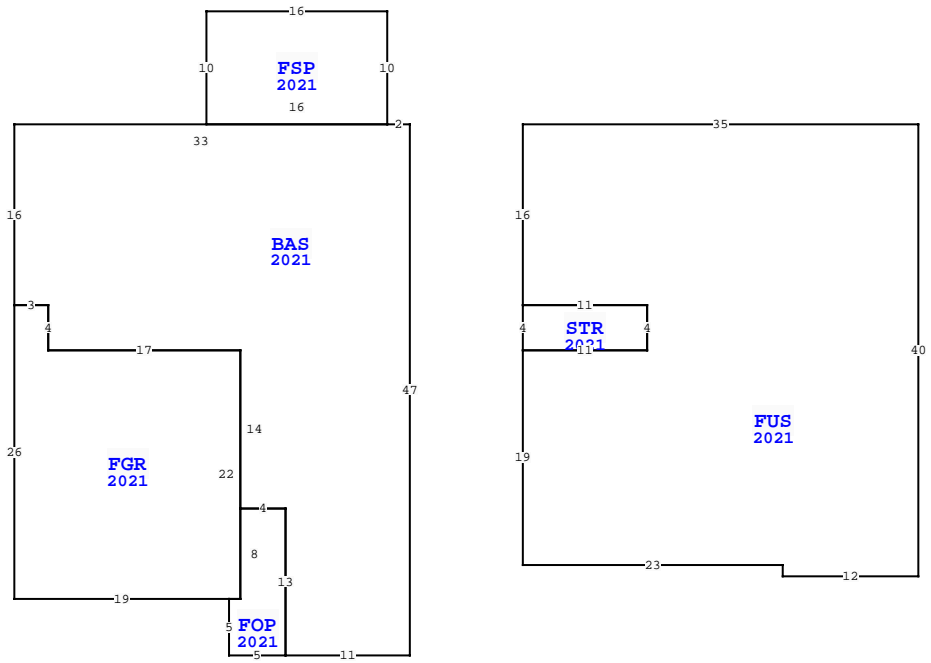


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,708	103.6800	93.57	253,388	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2374 HX Base Yr 2022											



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	97,406
FGR	452	55	249	23,299
FOP	57	30	17	1,591
FSP	160	40	64	5,988
FUS	1,333	100	1,333	124,729
STR	44	10	4	374
TOTALS	3,087		2,708	253,388

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				253,388
TOTAL MARKET OB/XF VALUE				3,505
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				331,893
SOH/AGL Deduction				35,481
ASSESSED VALUE				296,412
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				246,412
TOTAL JUST VALUE				331,893
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				287,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005757	CO ISSUED	0	03/31/2021
B2005757	NEW CONSTR	318,896	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0419	3/31/2021	SW Q	Q	I	01	299,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDUFFY HENRY L JR						
2370/0961	6/19/2020	SW Q	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
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	8	3		6.50	6.50	100	2021	2021	3	100	156	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	100	3,349	

95035 COLNAGO CT, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/18/2023	MLU
												INC DATE		AG DATE		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W2 FSP=[YR=2021] N10 W16 S10 E16\$ W33 S16											
FGR=[YR=2021] S26 E19 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1											
N22 W17 N4 W3\$ E3 S4 E17 S14 E4 S13 E11 N47\$ PTR= E10											
FUS=[YR=2021] E35 S40 W12 N1 W23 N19 STR=[YR=2021] N4 E11											
S4 W11 \$ E11 N4 W11 N16\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,505				
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											