LOT 5
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

SNOW ERIC K
95043 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0005-0000

BUILDING CHARACTERISTICS

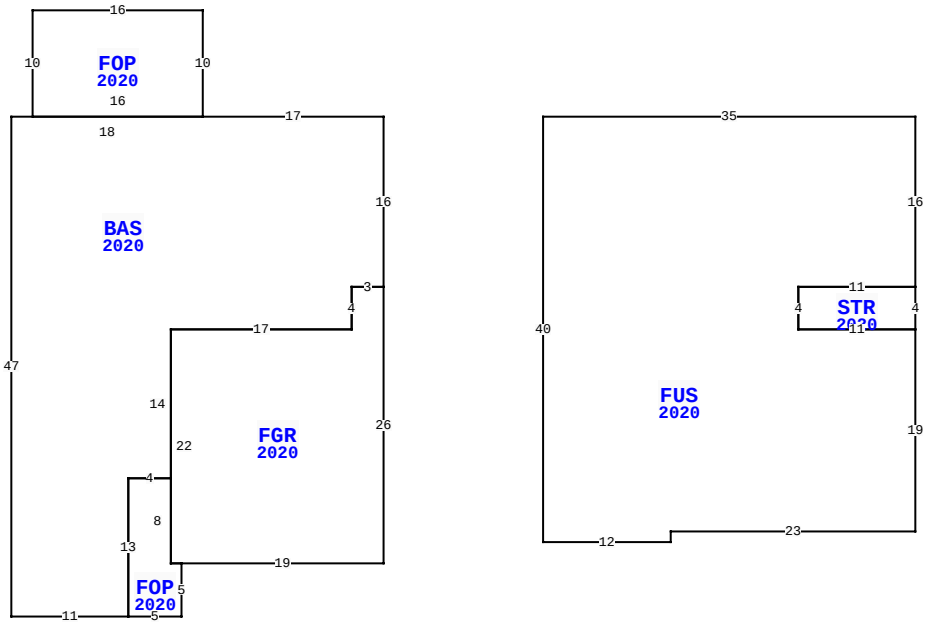
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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	97,820
FGR	452	55	249	23,398
FOP	57	30	17	1,597
FOP	160	30	48	4,510
FUS	1,333	100	1,333	125,260
STR	44	10	4	376
TOTALS	3,087		2,692	252,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	104.6400	94.44	254,232	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2374 HX Base Yr 2022



95043 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,961
TOTAL MARKET OB/XF VALUE	3,351
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	331,312
SOH/AGL Deduction	79,524
ASSESSED VALUE	251,788
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	201,788
TOTAL JUST VALUE	331,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005347	CO ISSUED	0	12/29/2020
B2005347	NEW CONSTR	318,896	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1862	1/06/2021	SW	Q	I	01	274,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SNOW ERIC K						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP2020 = N10 W16 S10 E16$ W18 S47 E11
FOP=[YR=2020] E5 N5 FGR=[YR=2020] E19 N26 W3 S4 W17 S22 E1$
W1 N8 W4 S13$ N13 E4 N14 E17 N4 E3 N16$ PTR= E15
FUS=[YR=2020] E35 S16 STR=[YR=2020] S4 W11 N4 E11$ W11 S4
E11 S19 W23 S1 W12 N40$ W15$.

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	5	3	15.00	SF	6.50	6.50	100	2020	2020	3	99	97	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99	3,254	

LAND DESCRIPTION

TOTAL OB/XF 3,351

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS