

LOT 6
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

MCDONALD SANDRA/MCDONALD-PIERCE NICOLE MARIE
95051 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0006-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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	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
BAS	1,816	100	1,816
FGR	441	55	243
FOP	24	30	7
FSP	224	40	90
TOTALS	2,505		2,156
			207,860

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	- 0%	- 0	96.41	207,860	2021	2021	0	0	0.00	100.00												
Heated Area: 1816						HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/18/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/18/2023	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			207,860
TOTAL MARKET OB/XF VALUE			3,364
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			286,224
SOH/AGL Deduction			13,443
ASSESSED VALUE			272,781
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,781
TOTAL JUST VALUE			286,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105526	CO ISSUED	0	12/09/2021
B2105526	NEW CONSTR	266,503	04/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0383	12/09/2021	SW	Q	I	01	325,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDONALD SANDRA & N						
2386/0102	8/20/2020	SW	Q	V	05	680,000
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	0811	CONCRETE B	0	0	0	647.00	SF	5.20	5.20	100	2021	2021	3	100	3,364	

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2021] W16 BAS=[YR=2021] W19 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							