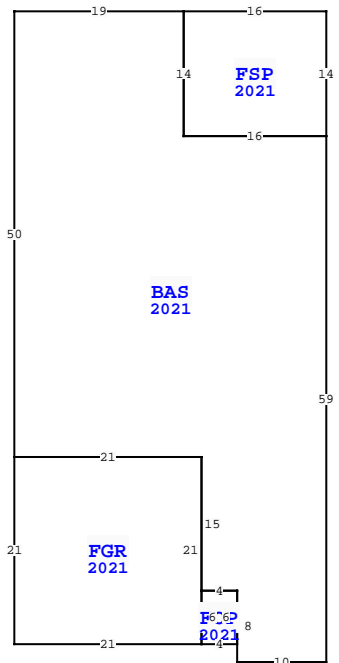




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022	99.94	215,471	2021	2021	0	0	0.00	100.00
					Heated Area: 1816	HX Base Yr 2022					



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				215,471
TOTAL MARKET OB/XF VALUE				3,250
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				293,721
SOH/AGL Deduction				31,510
ASSESSED VALUE				262,211
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				212,211
TOTAL JUST VALUE				293,721
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				254,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011907	CO ISSUED	0	05/04/2021
B2011907	NEW CONSTR	250,048	12/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1273	5/07/2021	SW Q	Q	I	01	274,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BARNES EMILY & JUST						
2386/0102	8/20/2020	SW Q	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															95059 COLNAGO CT, FERNANDINA BEACH		
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		24.00	SF 6.50	100	2021	2021	3	100	156		
2	0811	CONCRETE B	0	100	0	0		595.00	SF 5.20	100	2021	2021	3	100	3,094		

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

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										3,250				
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							