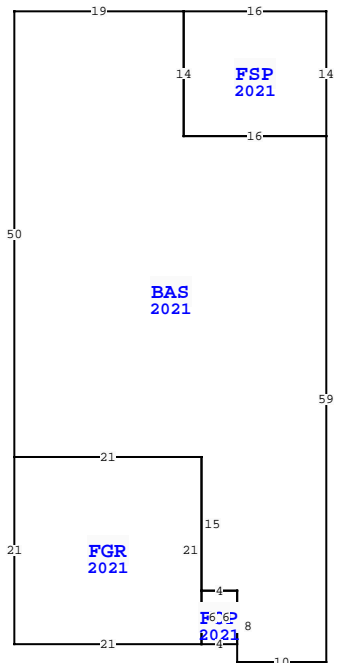


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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
0100	01	2,156	106.8200	96.41	207,860	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022										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			207,860
TOTAL MARKET OB/XF VALUE			11,685
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			294,545
SOH/AGL Deduction			34,638
ASSESSED VALUE			259,907
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			209,907
TOTAL JUST VALUE			294,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006659	CO ISSUED	0	01/28/2021
B2006659	NEW CONSTR	250,048	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1385	1/28/2021	SW Q	Q	I	02	276,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BURNETT JAMES L						
2386/0102	8/20/2020	SW Q	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															95067 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	6	3	18.00	SF	6.50	6.50	100	2021	2021	3	100	117	
2	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2021	2021	3	100	3,016	
3	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2021	2021	3	99	5,544	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
5	0462	ST/AL FNC	0	100	54	0	216.00	SF	10.00	10.00	100	2021	2021	3	98	2,117	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

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

BUILDING NOTES	
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										11,685				
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							