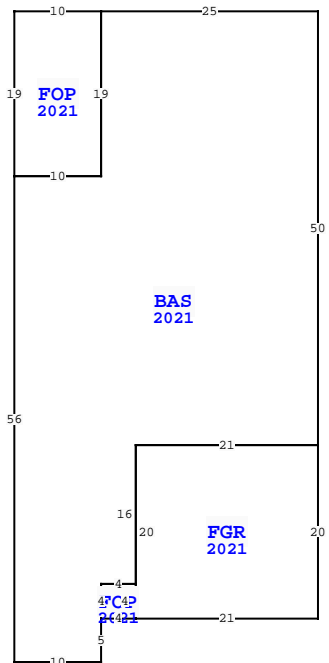


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,167	113.4840	102.42	221,944	2021	2021	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 1874 HX Base Yr													



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	1,874	100	1,874	191,935
FGR	420	55	231	23,659
FOP	16	30	5	512
FOP	190	30	57	5,838
TOTALS	2,500		2,167	221,944

95075 COLNAGO CT, FERNANDINA BEACH

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

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	0	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156	
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	2021	2021	3	100	3,245	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			221,944	
TOTAL MARKET OB/XF VALUE			3,401	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			300,345	
SOH/AGL Deduction			0	
ASSESSED VALUE			300,345	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			300,345	
TOTAL JUST VALUE			300,345	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			260,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010280	CO ISSUED	0	04/12/2021
B2010280	NEW CONSTR	254,012	10/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1849	10/11/2022	WD	Q	I	01	407,500
GRANTOR: GONZALEZ ROBERTO GUAD						
GRANTEE: FKH SFR M LP						
2455/0537	4/16/2021	SW	Q	I	01	251,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GONZALEZ ROBERTO GU						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W25 FOP=[YR=2021] W10 S19 E10 N19\$ S19 W10 S56 E10 N5 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N20 W21 S20\$ N4 W4 S4\$ N4 E4 N16 E21 N50\$.													

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							