

LOT 17
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

STEWART MELISSA A
95125 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0017-0000



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 Floop	13	LVT/LAMMT 100
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

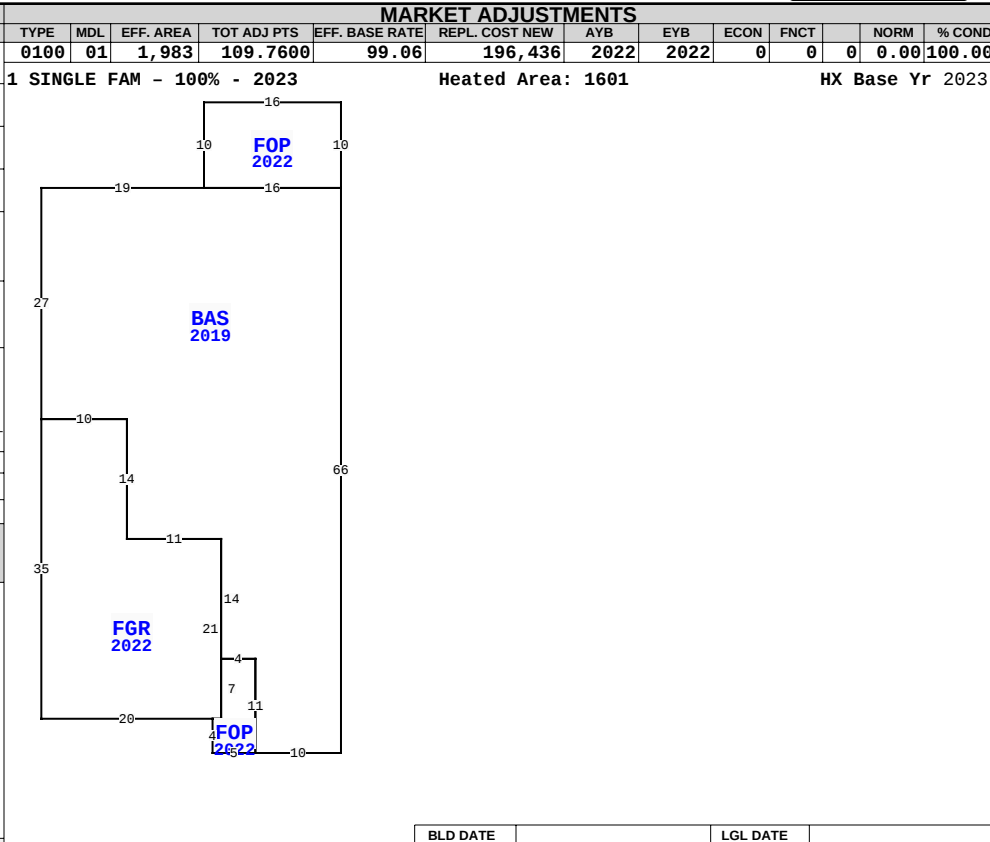
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1,601	158,595
FGR	581	55	320	31,699
FOP	48	30	14	1,387
FOP	160	30	48	4,755
TOTALS	2,390		1,983	196,436

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	0 100	0	0	761.00	SF	5.20	5.20	100	2022	2022	3	100	3,957	

LAND DESCRIPTION			TOTAL OB/XF 3,957													
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
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

REVIEW DATE 08/08/2022 BY KWWW



BLD DATE
XF DATE
INC DATE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2023	MLU
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TOTAL OB/XF 3,957																
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
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,436
TOTAL MARKET OB/XF VALUE		3,957
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,393
SOH/AGL Deduction		0
ASSESSED VALUE		275,393
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,393
TOTAL JUST VALUE		275,393
NCON VALUE		200,393
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106879	CO ISSUED	0	04/29/2022
B2106879	NEW CONSTR	244,576	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/0117	8/15/2022	WD	Q	I	01	419,900
GRANTOR: LISTOR STEVEN LLOYD &						
GRANTEE: STEWART MELISSA A						
2566/0158	4/28/2022	SW	Q	I	01	378,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LISTOR STEVEN LLOYD						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2022] W16 S10 BAS=[YR=2019] W19 S27 FGR=[YR=2022]
S35 E20 FOP=[YR=2022] S4 E5 N11 W4 S7 W1\$ E1 N21 W11 N14
W10\$ E10 S14 E11 S14 E4 S11 E10 N66 W16\$ E16 N10\$.

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