LOT 22
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MCMURRAY GISETTE J & SEAN L
95156 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0022-0000

BUILDING CHARACTERISTICS

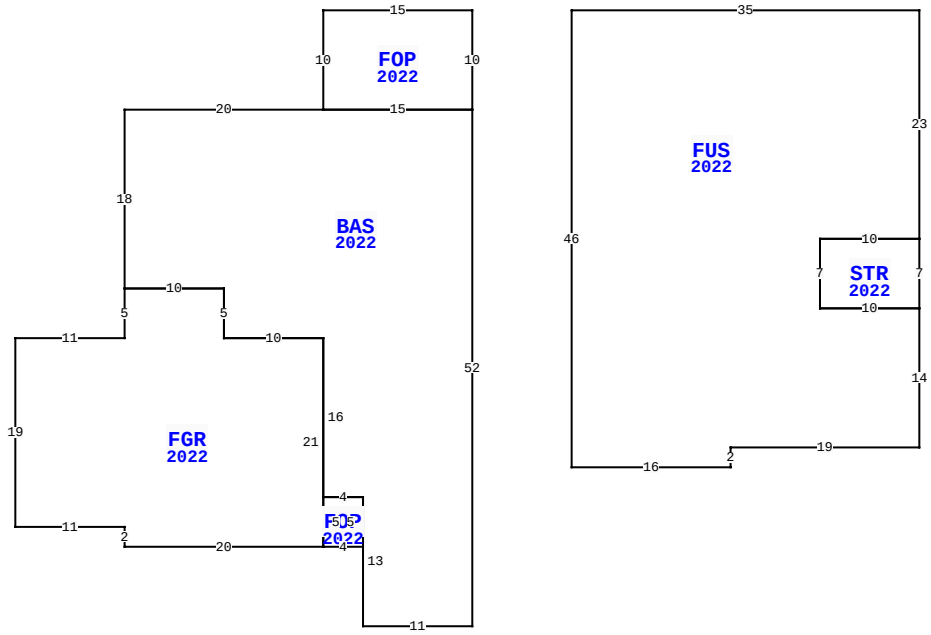
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,138	100	1,138	103,934
FGR	679	55	373	34,066
FOP	20	30	6	548
FOP	150	30	45	4,110
FUS	1,502	100	1,502	137,178
STR	70	10	7	639
TOTALS	3,559		3,071	280,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,071	101.2000	91.33	280,474	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2640 HX Base Yr



95156 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,474
TOTAL MARKET OB/XF VALUE		4,128
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		359,602
SOH/AGL Deduction		10,285
ASSESSED VALUE		349,317
TOTAL EXEMPTION VALUE	13 XM	349,317
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		359,602
NCON VALUE		284,602
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106559	CO ISSUED	0	04/05/2022
B2106559	NEW CONSTR	385,288	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1313	4/06/2022	SW	Q	I	01	372,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCMURRAY GISETTE JO						
2445/0019	3/23/2021	SW	Q	V	05	675,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 S10 BAS=[YR=2022] W20 S18 FGR=[YR=2022] S5 W11 S19 E11 S2 E20 FOP=[YR=2022] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W15$ E15 N10$ PTR= E10 FUS=[YR=2022] E35 S23 STR=[YR=2022] S7 W10 N7 E10$ W10 S7 E10 S14 W19 S2 W16 N46$ W10$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,032.00	SF	4.00	4.00	100	2022	2022	3	100	4,128	

LAND DESCRIPTION

TOTAL OB/XF 4,128

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS