

LOT 23
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SMYTHE DANIEL R & KIMBERLY L
95152 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0023-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	31	HARDIE BRD 100	0100	01	3,016	101.2000	91.33	275,451	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2640												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												275,451											
Interior Floo	13	LVT/LAMNT 50													TOTAL MARKET OB/XF VALUE												3,344											
Interior Floo	14	CARPET 50													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												353,795											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												0											
Bedrooms	5	100													ASSESSED VALUE												353,795											
Bathrooms	3	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												303,795											
Stories	2.	100													TOTAL JUST VALUE												353,795											
Units	0	100	NCON VALUE												278,795																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 65,000																							
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	470	55	258	23,563																																		
FOP	20	30	6	548																																		
FOP	350	30	105	9,590																																		
FUS	1,502	100	1,502	137,178																																		
STR	70	10	7	639																																		
TOTALS			3,550		3,016	275,451																																
EXTRA FEATURES			95152 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	0811	CONCRETE B	0	100	0	0			643.00	SF	5.20				3,344																							
BLD DATE																	LGL DATE																					
XF DATE																	LAND DATE																					
INC DATE																	AG DATE																					
																	05/18/2023																					
																	MLU																					
BUILDING NOTES																																						
BUILDING DIMENSIONS																																						
FOP=[YR=2022] W35 S10 BAS=[YR=2022] S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5\$ N21 W10 N5 W10\$ E10 S5 E10 S16 E4 S13 E11 N52 W35\$ E35 N10\$ PTR= E10 FUS=[YR=2022] E35 S23 STR=[YR=2022] S7 W10 N7 E10\$ W10 S7 E10 S14 W19 S2 W16 N46\$ W10\$.																																						
LAND DESCRIPTION																																						
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	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 HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						