LOT 28
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

FARINA DIANE M
95120 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0028-0000

BUILDING CHARACTERISTICS

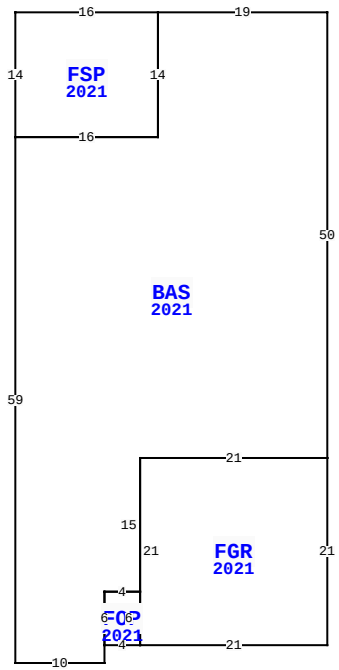
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	187,593
FGR	441	55	243	25,102
FOP	24	30	7	723
FSP	224	40	90	9,297
TOTALS	2,505		2,156	222,715

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	114.4640	103.30	222,715	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1816 HX Base Yr 2022



95120 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,715
TOTAL MARKET OB/XF VALUE		3,323
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		301,038
SOH/AGL Deduction		32,270
ASSESSED VALUE		268,768
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,768
TOTAL JUST VALUE		301,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105521	CO ISSUED	0	12/16/2021
B2105521	NEW CONSTR	266,503	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1177	12/17/2021	SW	Q	I	01	310,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FARINA DIANE M						
2445/0019	3/23/2021	SW	Q	V	05	675,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FSP=[YR=2021] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 E21 N50$.

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	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2021	2021	3	100	3,323	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	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							

REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS