

LOT 29
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SAMANIEGO ROSE MARIE
95116 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0029-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,275	108.7800	98.17	223,337	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1811									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 100																							
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	1,811	100	1,811	177,786																					
FGR	696	55	383	37,599																					
FOP	42	30	13	1,276																					
FSP	171	40	68	6,676																					
TOTALS			2,720	2,275	223,337																				
EXTRA FEATURES			95116 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	0812	CONCRETE C	0	0	0	0		1,231.00	SF	4.00				4,924											
LAND DESCRIPTION			TOTAL OB/XF 4,924																						
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								
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																									

Diagram showing property boundaries and areas:

- FSP 2022 (Front Yard)
- BAS 2022 (Back Yard)
- FGR 2022 (Front Garden)
- FOP 2022 (Front Porch)

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1458	3/30/2022	SW	Q	I	01	350,700

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: SAMANIEGO ROSE MARI

2465/0634	5/26/2021	SW	Q	V	05	679,800
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GRANTOR: WOODBRIDGE NASSAU LLC

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 N3 FOP=[YR=2022] E5 N2 FGR=[YR=2022] E20 N3 E10 N21 W10 N2 W11 S6 W10 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E10 N6 E11 N44\$.