

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		286,078	2022	2022	0	0	0.00	100.00
				Heated Area: 2640			HX Base Yr 2023				

95108 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	849.00	SF	5.20	5.20	100	2022	2022	3	100	4,415	

BUILDING CHARACTERISTICS				
QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
03	Quality Level 03		04	4068.100
0100	SINGLE FAMILY			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	109,578
FGR	470	55	258	24,843
FOP	20	30	6	578
FSP	150	40	60	5,777
FUS	1,502	100	1,502	144,628
STR	70	10	7	674
TOTALS	3,350		2,971	286,078

EXTRA FEATURES	

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,078
TOTAL MARKET OB/XF VALUE		4,415
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,493
SOH/AGL Deduction		0
ASSESSED VALUE		365,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,493
TOTAL JUST VALUE		365,493
NCON VALUE		290,493
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106899	CO ISSUED	0	05/24/2022
B2106899	NEW CONSTR	374,006	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0541	5/26/2022	SW	Q	I	01	451,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EMRICK COREY D						
2465/0634	5/26/2021	SW	Q	V	05	679,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FSP=[YR=2022] N10 W15 S10 E15\$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18\$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N13 STR=[YR=2022] N7 E10 S7 W10 \$ E10 N7 W10 N24\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							