

LOT 51
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

WOODY ANN-MARIE & ARTHUR JAMES
95070 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0051-0000



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	2,290	114.4640	103.30	236,557	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1811									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
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	1,811	100	1,811	187,076																					
FGR	717	55	394	40,700																					
FOP	57	30	17	1,756																					
FSP	171	40	68	7,024																					
TOTALS			2,756	2,290	236,557																				
EXTRA FEATURES			95070 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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156									
2	0811	CONCRETE B	0	100	0	0	916.00	SF	5.20	5.20	100	2021	2021	3	100	4,763									
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2021	2021	3	99	2,661									
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297									
5	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2021	2021	3	98	2,352									
TOTAL OB/XF 10,229																									
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								
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 08/05/2021 BY KW																									
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building footprint (FGR 2021) and surrounding areas (BAS 2021, FSP 2021, FOP 2021) with dimensions.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0764	2/17/2021	SW	Q	I	01	272,800

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: WOODY ANN-MARIE & A

2386/0102 8/20/2020 SW Q V 05 680,000

GRANTOR: WOODBRIDGE NASSAU LLC

GRANTEE: RICHMOND AMERICAN H

BUILDING DIMENSIONS

FSP=[YR=2021] W19 BAS=[YR=2021] W16 S44 FGR=[YR=2021] S2 W11 S21 E11 S3 E20 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.