LOT 56
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

**RENELUS ROBIN**
95008 COLNAGO CT
FERNANDINA BEACH, FL 32034

**2023**

**42-2N-28-1141-0056-0000**

## 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 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

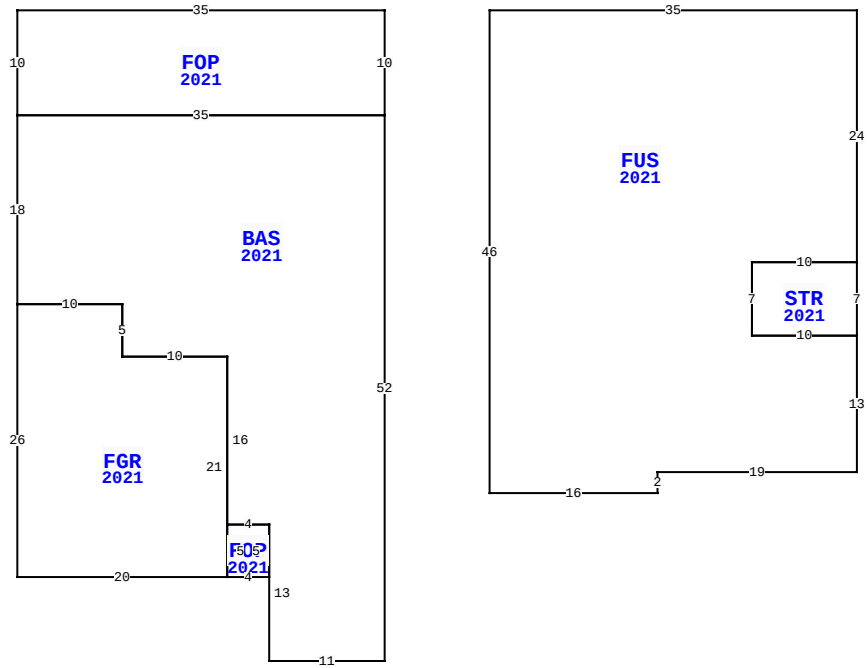
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4068.100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,138 | 100 | 1,138 | 109,703 |
| FGR | 470 | 55 | 258 | 24,871 |
| FOP | 20 | 30 | 6 | 578 |
| FOP | 350 | 30 | 105 | 10,122 |
| FUS | 1,502 | 100 | 1,502 | 144,793 |
| STR | 70 | 10 | 7 | 675 |
| TOTALS | 3,550 | | 3,016 | 290,742 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,016 | 106.8120 | 96.40 | 290,742 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2640 HX Base Yr




95008 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 | | 290,742 |
| TOTAL MARKET OB/XF VALUE | | 3,682 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 369,424 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 369,424 |
| TOTAL EXEMPTION VALUE | 13 | 369,424 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 369,424 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,545 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2012185 | CO ISSUED | 0 | 11/04/2021 |
| B2012185 | NEW CONSTR | 355,693 | 12/08/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2519/0806 | 11/16/2021 | SW | Q | I | 01 | 338,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: RENELUS ROBIN | | | | | | |
| 2370/0961 | 6/19/2020 | SW | Q | V | 05 | 650,700 |
| GRANTOR: WOODBRIDGE NASSAU LLC | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2021] W35 S10 BAS=[YR=2021] S18 FGR=[YR=2021] S26 E20 FOP=[YR=2021] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W35$ E35 N10$ PTR=E10 FUS=[YR=2021] E35 S24 STR=[YR=2021] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W10 $.

## 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 | 708.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 3,682 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,682

| 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 | 000100 | C | SFR | 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