

LOT 74
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

XEROS GIANNI G & LOURDES E
94996 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0074-0000



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	1,855	108.7800	98.17	182,105	2022	2022	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1574													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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	1,574	100	1,574	154,520																									
FGR	420	55	231	22,677																									
FOP	76	30	23	2,258																									
FOP	90	30	27	2,651																									
TOTALS			2,160	1,855	182,105																								
EXTRA FEATURES			94996 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	0	695.00	SF	5.20	5.20	100	2022	2022	3	100	3,614													
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2022	2022	3	100	449													
TOTAL OB/XF 4,063																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 11/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0459	11/09/2022	SW	Q	I	01	386,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: XEROS GIANNI GEORGE						
2465/0634	5/26/2021	SW	Q	V	05	679,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W9 BAS=[YR=2022] W21 S54 FGR=[YR=2022] S21 E20 N9 FOP=[YR=2022] E10 N10 W4 S4 W6 S6\$ N12 W20\$ E20 S6 E6 N4 E4 N46 W9 N10\$ S10 E9 N10\$.