LOT 77
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

WICKLUND LORRAINE MARY
94984 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

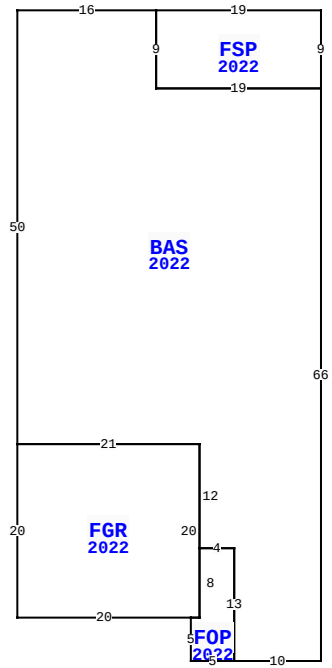
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,877	100	1,877	187,587
FGR	420	55	231	23,086
FOP	57	30	17	1,699
FSP	171	40	68	6,796
TOTALS	2,525		2,193	219,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	110.7400	99.94	219,168	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1877 HX Base Yr



94984 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,168
TOTAL MARKET OB/XF VALUE	3,578
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	297,746
SOH/AGL Deduction	0
ASSESSED VALUE	297,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,746
TOTAL JUST VALUE	297,746
NCON VALUE	222,746
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108967	CO ISSUED	0	06/08/2022
21008967	NEW CONSTR	310,508	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1400	6/14/2022	SW	Q	I	01	369,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WICKLUND LORRAINE M						
2486/1351	8/05/2021	SW	Q	V	05	633,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W16 S50 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E5 N13 W4 S8 W1$ E1 N20 W21$ E21 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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	0	0	0	688.00	SF	5.20	5.20	100	2022	2022	3	100	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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	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 08/09/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS