

LOT 81
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

THOMPSON ARIS MICHAEL/CONCETTA MAREA LYNN
94968 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0081-0000



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	2,176	116.1300	104.81	228,067	2022	2022	0	0	0.00	100.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1877												
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Interior Wall	05	DRYWALL 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Interior Floo	11	CLAY TILE 50	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Interior Floo	14	CARPET 50	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Air Condition	03	CENTRAL 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Heating Type	04	AIR DUCTED 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Bedrooms		4 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Bathrooms		3 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Frame	02	WOOD FRAME 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Stories	1.	1. 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Units		0 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Occupancy	00	NONE 100	1 SINGLE FAM - 100% - 2023													HX Base Yr 2023												
Quality			03	Quality Level 03											HX Base Yr 2023													
DOR CODE			0100	SINGLE FAMILY											HX Base Yr 2023													
MAP NUM				MKT AREA											04													
NEIGHBORHOOD/LOC			4068.100														HX Base Yr 2023											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											HX Base Yr 2023													
BAS	1,877	100	1,877	196,728											HX Base Yr 2023													
FGR	420	55	231	24,211											HX Base Yr 2023													
FOP	57	30	17	1,782											HX Base Yr 2023													
FOP	171	30	51	5,345											HX Base Yr 2023													
TOTALS			2,525	2,176	228,067											HX Base Yr 2023												
EXTRA FEATURES			94968 COLNAGO CT, FERNANDINA BEACH														HX Base Yr 2023											
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	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494	HX Base Yr 2023												
TOTAL OB/XF																	3,494											
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 08/09/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												