LOT 83
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

BOCKIAN BARRY
96023 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0083-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

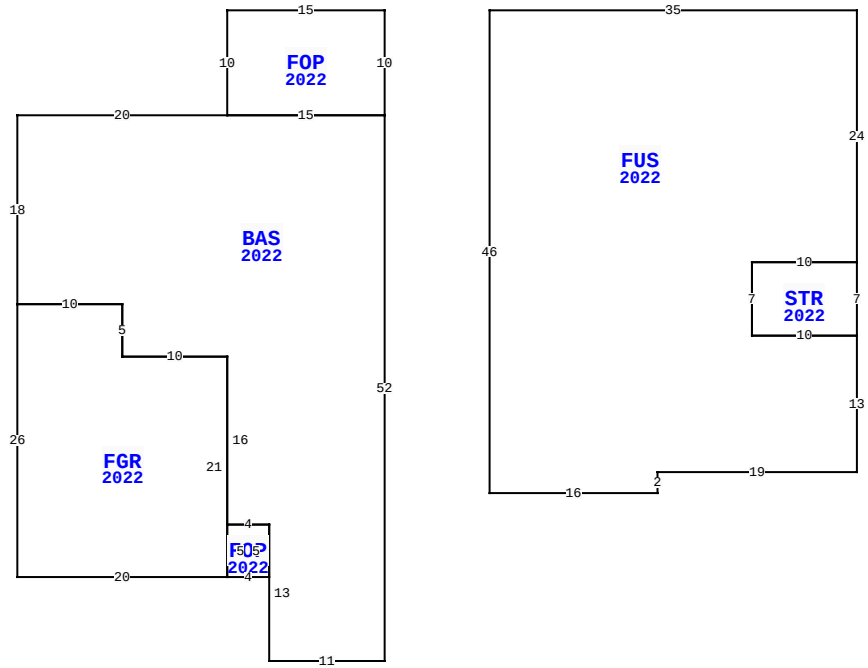
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	110,249
FGR	470	55	258	24,995
FOP	20	30	6	581
FOP	150	30	45	4,360
FUS	1,502	100	1,502	145,514
STR	70	10	7	678
TOTALS	3,350		2,956	286,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	107.3480	96.88	286,377	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2640 HX Base Yr



94960 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	286,377
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	365,121
SOH/AGL Deduction	0
ASSESSED VALUE	365,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,121
TOTAL JUST VALUE	365,121
NCON VALUE	290,121
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115885	NEW CONSTR	425,739	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0392	2/01/2023	WD	Q	I	02	474,000
GRANTOR: OCASIO ALBERT RODNEY						
GRANTEE: BOCKIAN BARRY						
2587/1358	8/26/2022	SW	Q	I	01	406,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: OCASIO ALBERT R S &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 S10 BAS=[YR=2022] W20 S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W15$ E15 N10$ PTR= E10 FUS=[YR=2022] E35 S24 STR=[YR=2022] 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	0	0	0	720.00	SF	5.20	5.20	100	2022	2022	3	100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	000135	C	SFR CNSVTN	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