

LOT 84
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

DUONG CHANRAKSMEY
94954 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0084-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	31	HARDIE BRD 100								0100	01	2,133	107.8000	97.29	207,520	2022	2022	0	0	0	0.00	100.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023										Heated Area: 1816										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																																					
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		4 100																																					
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	1,816	100	1,816	176,679																																			
FGR	441	55	243	23,641																																			
FOP	24	30	7	681																																			
FOP	224	30	67	6,518																																			
TOTALS		2,505	2,133	207,520																																			
EXTRA FEATURES										94954 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	647.00	SF	5.20	5.20	100	2022	2022	3	100	3,364																							
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2022	2022	3	100	176																							
LAND DESCRIPTION										TOTAL OB/XF										3,540																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							