

LOT 86
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SPENCER TRISTAN R & RACHAEL L
94948 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0086-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,601	100	1,601	160,292
FGR	581	55	320	32,038
FOP	48	30	14	1,402
FOP	160	30	48	4,806
TOTALS	2,390		1,983	198,538

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	3,453
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	156

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,983	110.9360	100.12	198,538	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1601 HX Base Yr 2023											

94948 COLNAGO CT, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											
XF DATE: 05/18/2023 MLU											
INC DATE: 05/18/2023 MLU											
LGL DATE: 05/18/2023 MLU											
LAND DATE: 05/18/2023 MLU											
AG DATE: 05/18/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,538	
TOTAL MARKET OB/XF VALUE		3,609	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		277,147	
SOH/AGL Deduction		0	
ASSESSED VALUE		277,147	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		227,147	
TOTAL JUST VALUE		277,147	
NCON VALUE		202,147	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115868	NEW CONSTR	244,576	11/16/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/0399	9/20/2022	SW	Q	I	01	348,600	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SPENCER TRISTAN ROB							
2513/0856	11/10/2021	SW	Q	V	05	580,200	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S27 FGR=[YR=2022] S35 E20 FOP=[YR=2022] S4 E5 N11 W4 S7 W1\$ E1 N21 W11 N14 W10\$ E10 S14 E11 S14 E4 S11 E10 N66 W16\$ E16 N10\$.											