

LOT 88
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

LISTOR ELISABETH R/LISTOR REBECCA NOELLE ET AL
94930 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0088-0000



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	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,176	111.7200	100.83	219,406	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 1877									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
Interior Wall	05	DRYWALL 100																						
Interior Floo	13	LVT/LAMMT 100																						
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	189,258																				
FGR	420	55	231	23,292																				
FOP	57	30	17	1,714																				
FOP	171	30	51	5,142																				
TOTALS			2,525	2,176	219,406																			
EXTRA FEATURES			94930 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	0	0	0	584.00	SF	5.20	5.20	100	2022	2022	3	100	3,037								
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2022	2022	3	100	176								
BUILDING DIMENSIONS																								
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E21 N50\$.																								
LAND DESCRIPTION																								
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	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 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																								