

LOT 91
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MOORE CODY LEE & JAMIE MARIE
94935 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0091-0000



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	110.7400	99.94	217,469	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	16													HX Base Yr 2023												
Interior Wall	05	DRYWALL 100	9													BAS 2022												
Interior Floo	13	LVT/LAMMT 50	9													FOP 2022												
Interior Floo	14	CARPET 50	19													FOP 2022												
Air Condition	03	CENTRAL 100	50													BAS 2022												
Heating Type	04	AIR DUCTED 100	66													FOP 2022												
Bedrooms	4	100	20													FGR 2022												
Bathrooms	3	100	12													FOP 2022												
Frame	02	WOOD FRAME 100	20													FOP 2022												
Stories	1.	1. 100	4													FOP 2022												
Units	0	100	8													FOP 2022												
Occupancy	00	NONE 100	10													FOP 2022												
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	187,587																								
FGR	420	55	231	23,086																								
FOP	57	30	17	1,699																								
FOP	171	30	51	5,097																								
TOTALS			2,525	2,176	217,469																							
EXTRA FEATURES			94935 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	595.00	SF	5.20	5.20	100	2022	2022	3	100	3,094												
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2022	2022	3	100	176												
TOTAL OB/XF 3,270																												
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											
1	000134	C	SFR POND	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																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1893	10/27/2022	SW	Q	I	02	388,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOORE CODY LEE & JA						
2513/0856	11/10/2021	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W19 BAS=[YR=2022] W16 S50 FGR=[YR=2022] S20 E20
FOP=[YR=2022] S5 E5 N13 W4 S8 W1\$ E1 N20 W21\$ E21 S12 E4 S13
E10 N66 W19 N9\$ S9 E19 N9\$.