LOT 98
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

WRIGHT JAMES BRADLEY & JILL E
94971 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0098-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

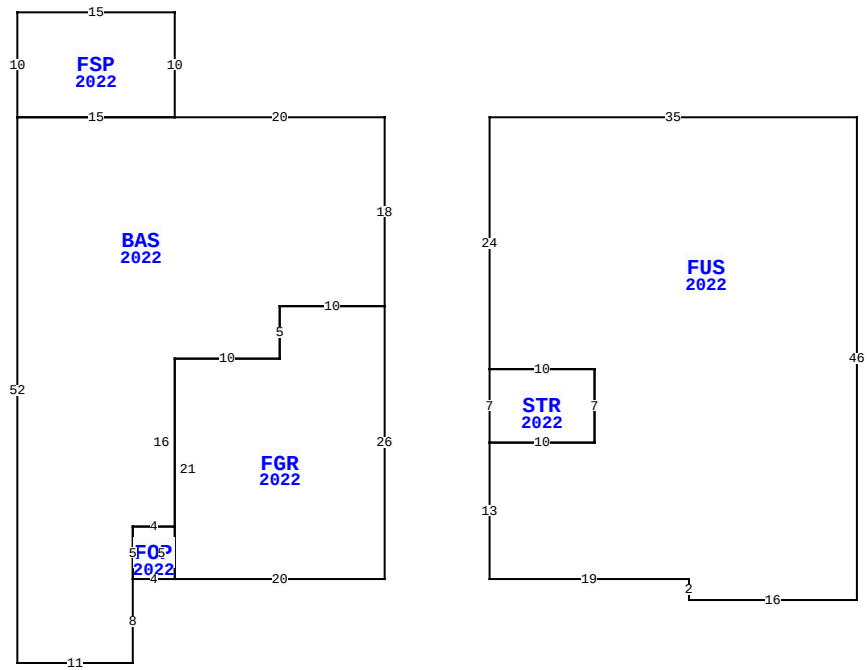
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	109,578
FGR	470	55	258	24,843
FOP	20	30	6	578
FSP	150	40	60	5,777
FUS	1,502	100	1,502	144,628
STR	70	10	7	674
TOTALS	3,350		2,971	286,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	106.6900	96.29	286,078	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2640 HX Base Yr



94971 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,078
TOTAL MARKET OB/XF VALUE		3,702
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,780
SOH/AGL Deduction		0
ASSESSED VALUE		364,780
TOTAL EXEMPTION VALUE	13	364,780
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,780
NCON VALUE		289,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110768	CO ISSUED	0	06/29/2022
B2110768	NEW CONSTR	374,006	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0635	6/30/2022	SW	Q	I	01	408,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WRIGHT JAMES BRADLE						
2486/1351	8/05/2021	SW	Q	V	05	633,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] N10 W15 S10 E15$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21$ N5 W4 S5$ N5 E4 N16 E10 N5 E10 N18$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N13 STR=[YR=2022] N7 E10 S7 W10 $ E10 N7 W10 N24$ W10$.

EXTRA FEATURES

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	712.00	SF	5.20	5.20	100	2022	2022	3	100	3,702	

LAND DESCRIPTION

TOTAL OB/XF 3,702

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/08/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS