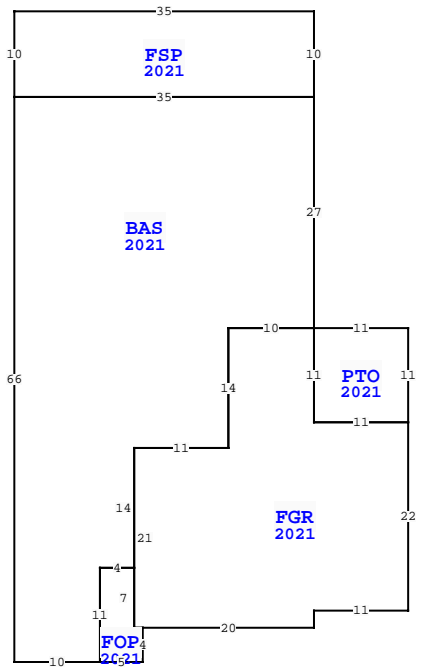


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMTM	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,601	100	181,092
FGR	823	55	51,240
FOP	48	30	1,584
FSP	350	40	15,835
PTO	121	5	679
TOTALS	2,943		250,430

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,214	119.6580	113.68	251,688	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 1601	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			250,430
TOTAL MARKET OB/XF VALUE			5,285
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			330,715
SOH/AGL Deduction			24,098
ASSESSED VALUE			306,617
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			251,617
TOTAL JUST VALUE			330,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006642	CO ISSUED	0	01/14/2021
B2006642	NEW CONSTR	245,883	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0246	1/21/2021	SW	Q	I	01	278,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARCUM ROGER K & TA						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															95011 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	0810	CONCRETE A	0	100	6	3		18.00	SF 6.50	6.50	100	2021	2021	3	99	116
2	0811	CONCRETE B	0	100	0	0		1,004.00	SF 5.20	5.20	100	2021	2021	3	99	5,169

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] W35 S10 BAS=[YR=2021] S66 E10 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N2 E11 N22 PTO=[YR=2021] N11 W11 S11 E11\$ W11 N11 W10 S14 W11 S21 E1\$ W1 N7 W4 S11\$ N11 E4 N14 E11 N14 E10 N27 W35\$ E35 N10\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							