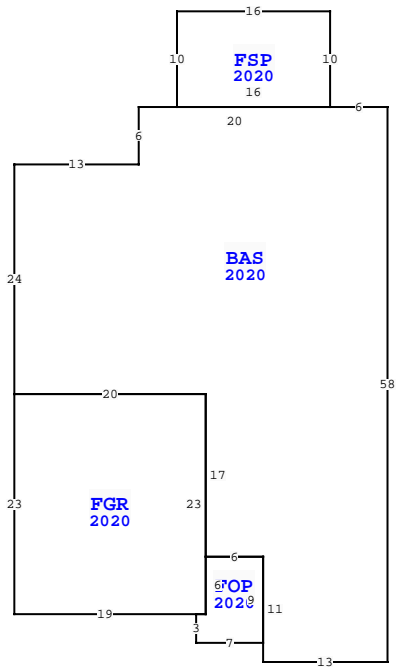


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	TOT ADJ AREA
BAS	1,558	100	1,558
FGR	460	55	253
FOP	57	30	17
FSP	160	40	64
TOTALS	2,235		1,892
			213,306

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021		215,461	2020	2020	0	0	1.00	99.00
				Heated Area: 1558							
					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			213,306
TOTAL MARKET OB/XF VALUE			3,349
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			291,655
SOH/AGL Deduction			89,393
ASSESSED VALUE			202,262
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			152,262
TOTAL JUST VALUE			291,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005361	CO ISSUED	0	12/14/2020
B2005361	NEW CONSTR	219,306	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1784	12/17/2020	SW	Q	I	01	260,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ANDERSON TRACINE JO						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES												95019 COLNAGO CT, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2023	MLU
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	3	6	18.00	SF	6.50	6.50	100	2020	2020	3	99	116					
2	0811	CONCRETE B	0	100	0	0	628.00	SF	5.20	5.20	100	2020	2020	3	99	3,233					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W6 FSP=[YR=2020] N10 W16 S10 E16\$ W20 S6 W13 S24 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S3 E7 N9 W6 S6 W1\$ E1 N23 W20\$ E20 S17 E6 S11 E13 N58\$.	

LAND DESCRIPTION												TOTAL OB/XF												3,349				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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											