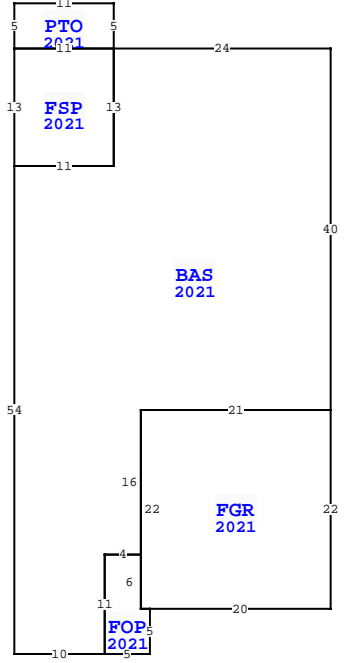


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	TOT ADJ AREA
BAS	1,591	100	1,591
FGR	462	55	254
FOP	49	30	15
FSP	143	40	57
PTO	55	5	3
TOTALS	2,300		1,920

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,920	119.6580	113.68	218,266	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022										Heated Area: 1591	
										HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			217,175
TOTAL MARKET OB/XF VALUE			2,913
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			295,088
SOH/AGL Deduction			50,147
ASSESSED VALUE			244,941
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			194,941
TOTAL JUST VALUE			295,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006621	CO ISSUED	0	01/13/2021
B2006621	NEW CONSTR	222,450	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/0620	1/15/2021	SW	Q	I	01	249,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: VOSS ERIN C						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															BLD DATE		LGL DATE										
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	BLD DATE	LGL DATE									
1	0810	CONCRETE A	0	100	8	3			6.50	100	2021	2021	3	99	154		05/18/2023	MLU									
2	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	99	2,759												
TOTALS															2,300	1,920	217,175										

BUILDING NOTES									
95027 COLNAGO CT, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2021] W24 PTO=[YR=2021] N5 W11 S5 E11\$ FSP=[YR=2021] W11 S13 E11 N13\$ S13 W11 S54 E10 FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N22 W21 S22 E1\$ W1 N6 W4 S11\$ N11 E4 N16 E21 N40\$.									

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							