LOT 6
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

MCDONALD SANDRA/MCDONALD-PIERCE NICOLE MARIE
95051 COLNAGO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0006-0000

BUILDING CHARACTERISTICS

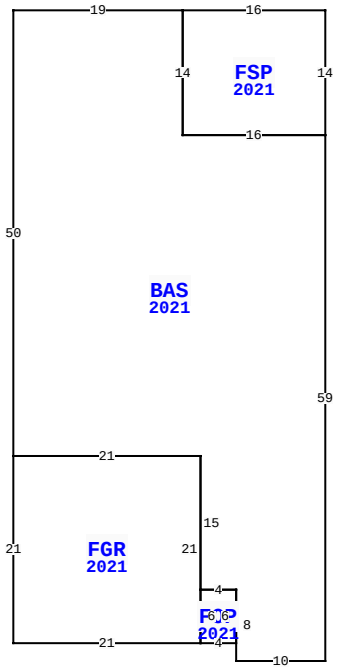
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	201,706
FGR	441	55	243	26,990
FOP	24	30	7	777
FSP	224	40	90	9,997
TOTALS	2,505		2,156	239,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	117.5020	111.63	240,674	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1816 HX Base Yr



95051 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,471
TOTAL MARKET OB/XF VALUE	3,331
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	317,802
SOH/AGL Deduction	17,743
ASSESSED VALUE	300,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,059
TOTAL JUST VALUE	317,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105526	CO ISSUED	0	12/09/2021
B2105526	NEW CONSTR	266,503	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0383	12/09/2021	SW	Q	I	01	325,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDONALD SANDRA & N						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 BAS=[YR=2021] W19 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

EXTRA FEATURES

LN	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	0	0	0	647.00	SF	5.20	5.20	100	2021	2021	3	99	3,331	

TOTAL OB/XF 3,331

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS