LOT 13
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SCHMAND KATHRYN MAUREEN
95103 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0013-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

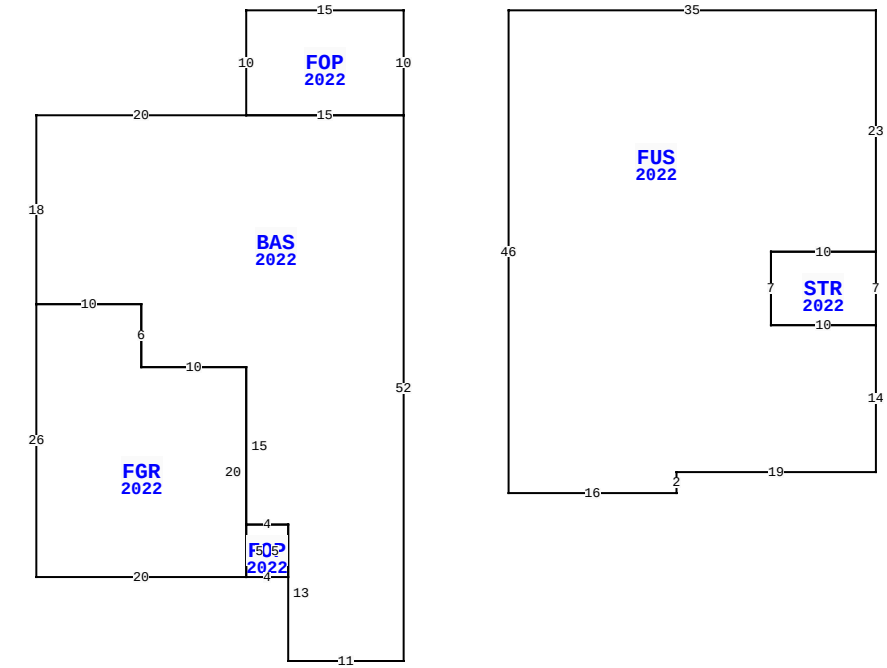
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1,148	122,916
FGR	460	55	253	27,089
FOP	20	30	6	642
FOP	150	30	45	4,818
FUS	1,502	100	1,502	160,819
STR	70	10	7	749
TOTALS	3,350		2,961	317,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	112.7060	107.07	317,034	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2650 HX Base Yr



95103 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	317,034
TOTAL MARKET OB/XF VALUE	4,778
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	396,812
SOH/AGL Deduction	7,872
ASSESSED VALUE	388,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,940
TOTAL JUST VALUE	396,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106957	CO ISSUED	0	03/24/2022
B2106957	NEW CONSTR	374,006	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0138	3/28/2022	SW	Q	I	01	400,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SCHMAND KATHYN MAUR						
2465/0634	5/26/2021	SW	Q	V	05	679,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 S10 BAS=[YR=2022] W20 S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5$ N20 W10 N6 W10$ E10 S6 E10 S15 E4 S13 E11 N52 W15$ E15 N10$ PTR= E10 FUS=[YR=2022] E35 S23 STR=[YR=2022] S7 W10 N7 E10$ W10 S7 E10 S14 W19 S2 W16 N46$ W10$.

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	0810	CONCRETE A	0	0	0	0	735.00	SF	6.50	6.50	100	2022	2022	3	100	4,778	

LAND DESCRIPTION

TOTAL OB/XF 4,778

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	000134	C	SFR POND	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 04/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS