

LOT 15
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

VASSAR WILLIAM BRADNER
95115 COLNAGO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0015-0000



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	13	LVT/LAMNT 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
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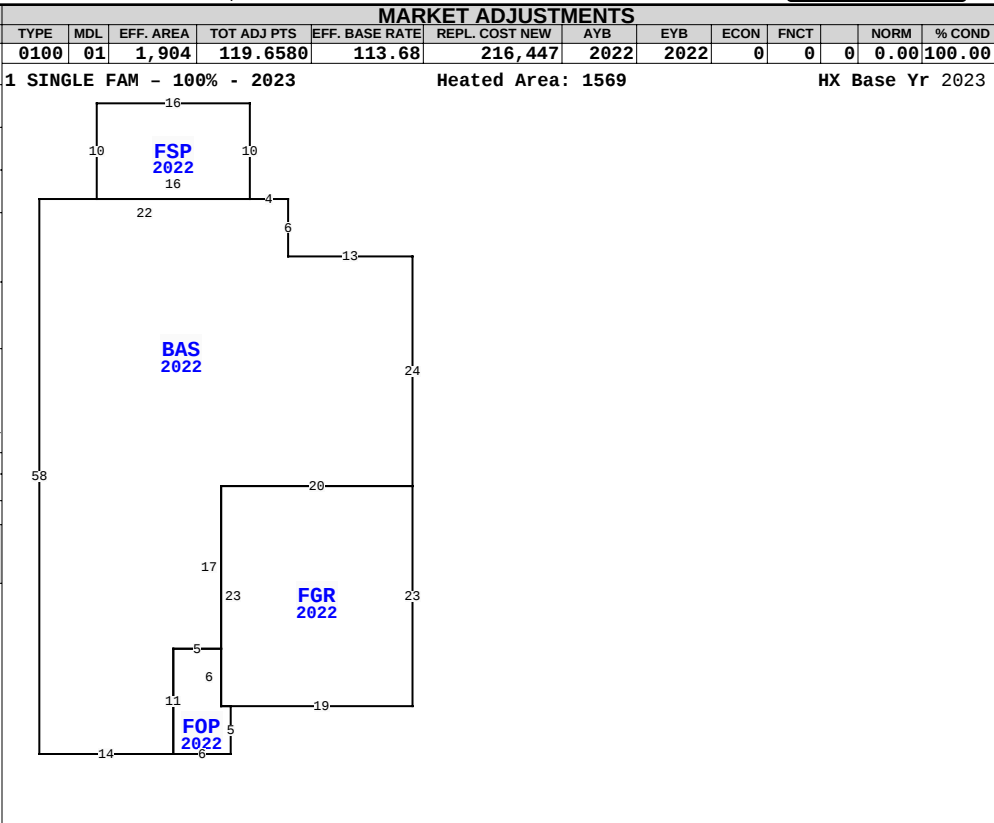
NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	178,364
FGR	460	55	253	28,761
FOP	60	30	18	2,046
FSP	160	40	64	7,276

TOTALS	2,249		1,904	216,447
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	754.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



95115 COLNAGO CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2022	2022	3	100	3,921	

TOTAL OB/XF											
3,921											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										216,447	
TOTAL MARKET OB/XF VALUE										3,921	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										295,368	
SOH/AGL Deduction										21,556	
ASSESSED VALUE										273,812	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										223,812	
TOTAL JUST VALUE										295,368	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										265,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107019	CO ISSUED	0	03/04/2022
B2107019	NEW CONSTR	233,722	05/28/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2549/1931	3/04/2022	SW	Q	I	01	332,142	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: VASSAR WILLIAM BRAD							
2465/0634	5/26/2021	SW	Q	V	05	679,800	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 N6 W4 FSP=[YR=2022] N10 W16 S10 E16\$ W22 S58 E14 FOP=[YR=2022] E6 N5 FGR=[YR=2022] E19 N23 W20 S23 E1\$ W1 N6 W5 S11\$ N11 E5 N17 E20 N24\$.											