

LOT 18
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

HARDEN JEFFREY MARK/HARDEN KRISTINE LOUISE
106 RETREAT CT
GREENWOOD, SC 29649

2024

42-2N-28-1141-0018-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
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	204,572
FGR	661	55	364	41,005
FOP	24	30	7	789
FSP	224	40	90	10,139
TOTALS	2,725		2,277	256,504

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,332.00	SF	4.00	4.00	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,277	118.5800	112.65	256,504	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1816 HX Base Yr 2023											
95141 COLNAGO CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,504	
TOTAL MARKET OB/XF VALUE		5,328	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		336,832	
SOH/AGL Deduction		25,919	
ASSESSED VALUE		310,913	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		260,913	
TOTAL JUST VALUE		336,832	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107462	CO ISSUED	0	02/14/2022
B2107462	NEW CONSTR	277,785	06/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2700/1463	3/19/2024	LE U	I	I	11
GRANTOR: HARDEN JONATHAN RYAN					
GRANTEE: HARDEN JEFFREY MARK					
2542/0672	2/18/2022	SW Q	I	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: HARDEN JONATHAN A					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FSP=[YR=2022] W16 BAS=[YR=2022] W19 S47 FGR=[YR=2022] W10 S22 E10 S2 E21 FOP=[YR=2022] E4 N6 W4 S6\$ N21 W21 N3\$ S3 E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.											

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