

LOT 21
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

ROGERS KATIE MARIE
95157 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0021-0000



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 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
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NEIGHBORHOOD/LOC	4068.100
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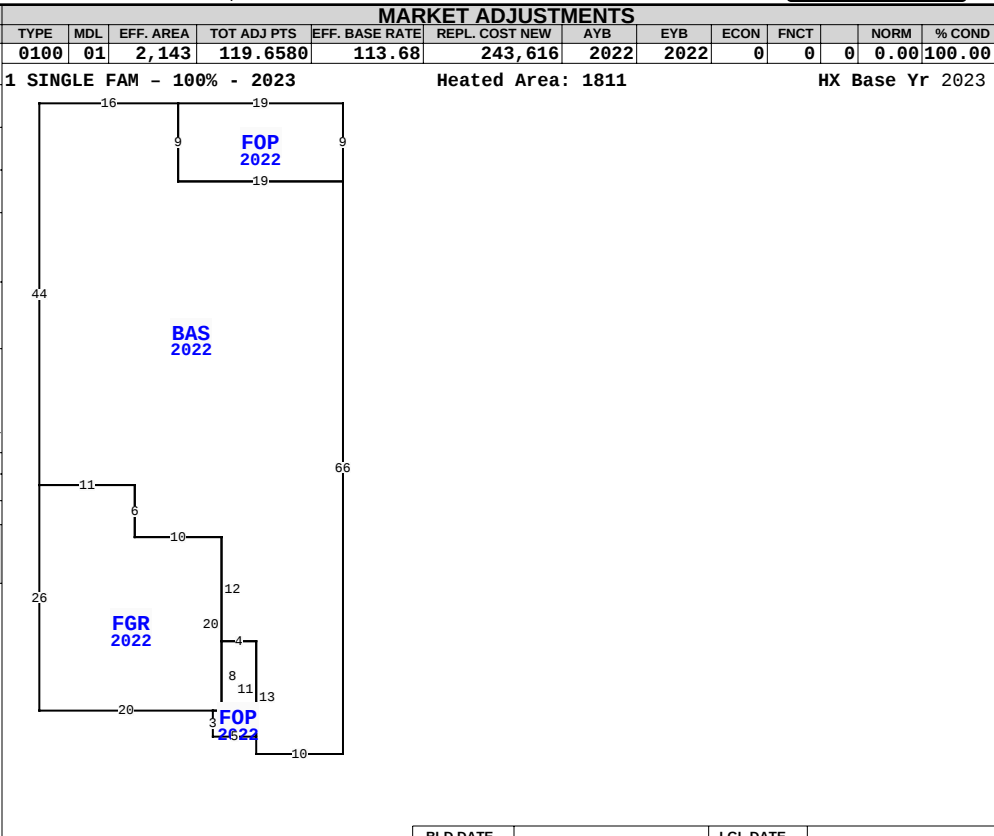
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	205,874
FGR	486	55	267	30,353
FOP	47	30	14	1,592
FOP	171	30	51	5,798
TOTALS	2,515		2,143	243,616

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2022	2022	3	100	3,203	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000135	C

REVIEW DATE	04/04/2022	BY	DJ
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95157 COLNAGO CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF											3,203		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,616
TOTAL MARKET OB/XF VALUE		3,203
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,819
SOH/AGL Deduction		24,581
ASSESSED VALUE		297,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,238
TOTAL JUST VALUE		321,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106412	CO ISSUED	0	04/12/2022
B2106412	NEW CONSTR	267,508	05/19/2021

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2555/1768	4/12/2022	SW Q	I 02
GRANTOR: RICHMOND AMERICAN HOM			
GRANTEE: ROGERS KATIE MARIE			
2445/0019	3/23/2021	SW Q	V 05
GRANTOR: WOODBRIDGE NASSAU LLC			
GRANTEE: RICHMOND AMERICAN H			

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BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S3 E5 N11 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.			