

LOT 29
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SAMANIEGO ROSE MARIE
95116 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0029-0000



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

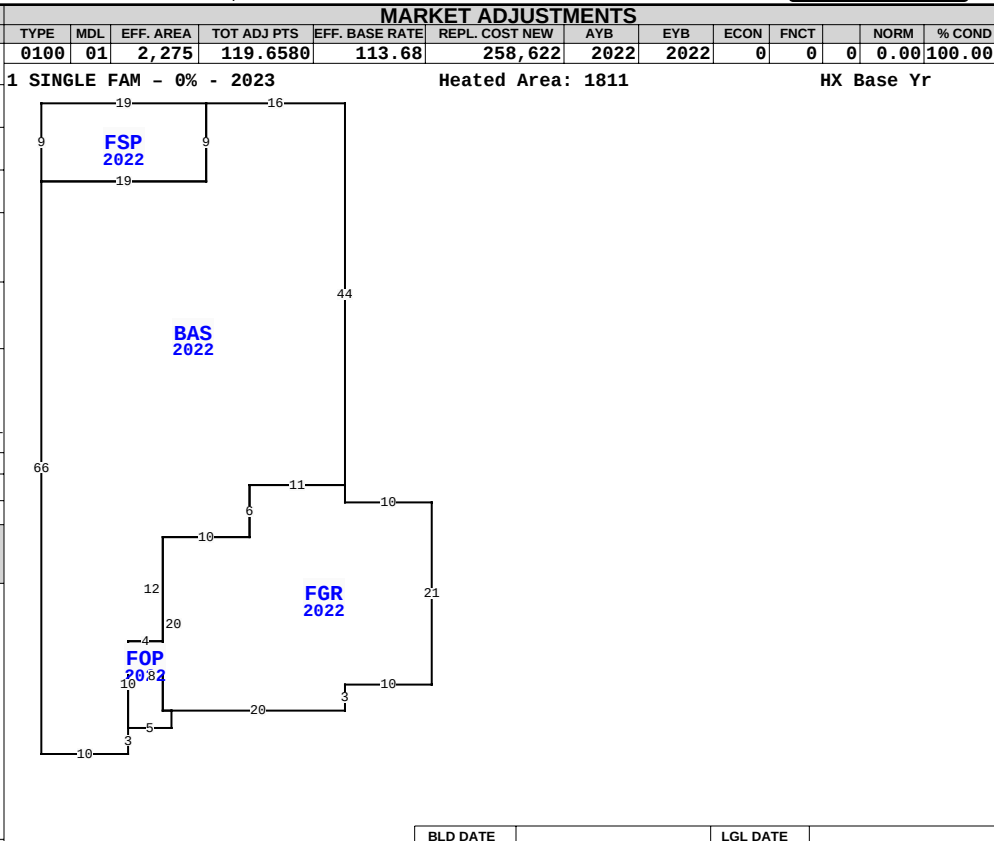
NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	205,874
FGR	696	55	383	43,539
FOP	42	30	13	1,478
FSP	171	40	68	7,730
TOTALS	2,720		2,275	258,622

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	0	0			4.00	100	2022	2022	3	100	4,924	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



95116 COLNAGO CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																4,924

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				258,622	
TOTAL MARKET OB/XF VALUE				4,924	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				338,546	
SOH/AGL Deduction				4,959	
ASSESSED VALUE				333,587	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				333,587	
TOTAL JUST VALUE				338,546	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				303,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106898	CO ISSUED	0	03/29/2022
B2106898	NEW CONSTR	277,917	05/27/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2555/1458	3/30/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: SAMANIEGO ROSE MARI					
2465/0634	5/26/2021	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2022] W16 FSP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 N3 FOP=[YR=2022] E5 N2 FGR=[YR=2022] E20 N3 E10 N21 W10 N2 W11 S6 W10 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E10 N6 E11 N44\$.															