

LOT 50
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

GERSHEN JARED PIERCE
95078 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0050-0000



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 60
Interior Floo	14	CARPET 40
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	203,929
FGR	683	55	376	42,223
FOP	24	30	7	786
FSP	224	40	90	10,106
TOTALS	2,747		2,289	257,045

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	154
2	0811	CONCRETE B	0	100	0	0	534.00	SF	5.20	5.20	2,749

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,289	118.7956	112.86	258,337	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1816 HX Base Yr 2022											
95078 COLNAGO CT, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			257,045
TOTAL MARKET OB/XF VALUE			2,903
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			334,948
SOH/AGL Deduction			60,223
ASSESSED VALUE			274,725
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			224,725
TOTAL JUST VALUE			334,948
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C209490	CO ISSUED	0	03/11/2021
B209490	NEW CONSTR	261,736	10/09/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2445/0234	3/19/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: GERSHEN JARED PIERC					
2386/0102	8/20/2020	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

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

BUILDING DIMENSIONS											
BAS=[YR=2021] W19 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N2 E11 N22 W11 S3 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.											