LOT 53
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

FLOYD ROGER L & MICHELE L
95038 COLNAGO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0053-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

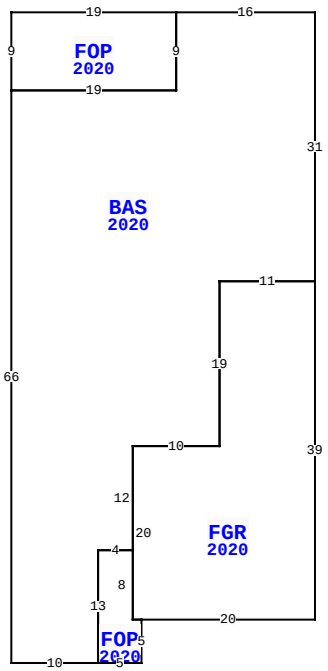
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1,668	195,318
FGR	629	55	346	40,516
FOP	57	30	17	1,991
FOP	171	30	51	5,972
TOTALS	2,525		2,082	243,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	124.5090	118.28	246,259	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1668 HX Base Yr 2021



95038 COLNAGO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,796
TOTAL MARKET OB/XF VALUE		3,531
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,327
SOH/AGL Deduction		98,339
ASSESSED VALUE		223,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,988
TOTAL JUST VALUE		322,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005378	CO ISSUED	0	12/17/2020
B2005378	NEW CONSTR	240,691	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/0950	12/23/2020	SW	Q	I	02	256,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FLOYD ROGER L & MIC						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2020] E5 N5 FGR=[YR=2020] E20 N39 W11 S19 W10 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 E10 N19 E11 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2020	2020	3	99	3,377	

LAND DESCRIPTION

TOTAL OB/XF 3,531

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS