

LOT 74
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

XEROS GIANNI G & LOURDES E
94996 COLNAGO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0074-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0100	01	1,855	119.6580	113.68	210,876	2022	2022	0	0	0.00	100.00	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1574											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023											
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		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	1,574	100	1,574	178,932																						
FGR	420	55	231	26,260																						
FOP	76	30	23	2,615																						
FOP	90	30	27	3,069																						
TOTALS			2,160		1,855	210,876																				
EXTRA FEATURES			94996 COLNAGO CT, FERNANDINA BEACH																							
L N	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	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	100	2022	2022	3	100	3,614										
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2022	2022	3	100	449										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE									
1	000100	C	SFR	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 11/23/2022 BY DJ																										
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000																										
PRINTED 08/06/2024 BY SYS																										