

LOT 79
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

STUBITS JOSEPH R & DANIELLE T
94974 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0079-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0100	01	2,133	118.5800	112.65	240,282	2022	2022	0	0	0	0.00	100.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023										Heated Area: 1816										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																																					
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		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	204,572																																			
FGR	441	55	243	27,374																																			
FOP	24	30	7	789																																			
FOP	224	30	67	7,548																																			
TOTALS		2,505	2,133	240,282																																			
EXTRA FEATURES										94974 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	0812	CONCRETE C	0	100	0	0	707.00	SF	4.00	4.00	100	2022	2022	3	100	2,828																							
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2022	2022	3	99	3,168																							
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297																							
4	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2022	2022	3	98	2,822																							
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297																							
LAND DESCRIPTION																				TOTAL OB/XF 9,412																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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															
1	000135	C	SFR CNSVTN	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 05/09/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																							