

LOT 81
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

THOMPSON ARIS MICHAEL/CONCETTA MAREA LYNN
94968 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0081-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,877	100	1,877	227,793
FGR	420	55	231	28,034
FOP	57	30	17	2,063
FOP	171	30	51	6,189
TOTALS	2,525		2,176	264,079

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	672.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,176	127.7430	121.36	264,079	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 1877											
HX Base Yr 2023											

Diagram showing lot dimensions and area calculations:

Top lot: 19' x 16' = 304 sq ft (FOP 2022)

Bottom lot: 66' x 50' = 3300 sq ft (BAS 2022)

Right lot: 21' x 20' = 420 sq ft (FGR 2022)

Bottom right lot: 13' x 8' = 104 sq ft (FOP 2022)

94968 COLNAGO CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/18/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			264,079
TOTAL MARKET OB/XF VALUE			3,494
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			342,573
SOH/AGL Deduction			26,815
ASSESSED VALUE			315,758
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			265,758
TOTAL JUST VALUE			342,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108408	CO ISSUED	0	05/13/2022
B2108408	NEW CONSTR	272,662	06/25/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2564/0242	5/13/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: THOMPSON ARIS MICHA					
2486/1351	8/05/2021	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E21 N50\$.											