LOT 82
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

WALKER KAREN KAY/WALKER MICHAEL PATRICK
94964 COLNAGO COURT
FERNANDINA BEACH, FL 32034

**2024**

**42-2N-28-1141-0082-0000**

## BUILDING CHARACTERISTICS

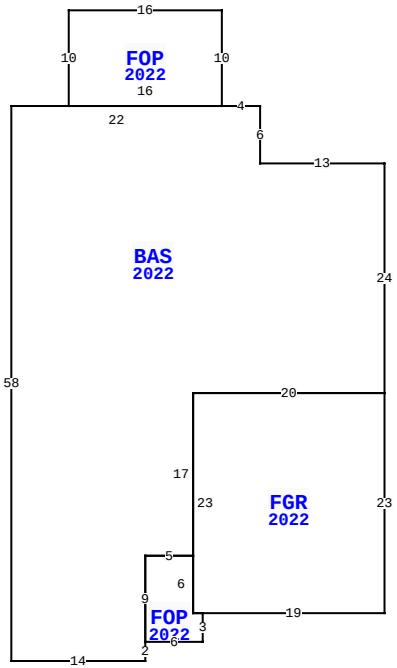
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,569 | 100 | 1,569 | 178,364 |
| FGR | 460 | 55 | 253 | 28,761 |
| FOP | 48 | 30 | 14 | 1,592 |
| FOP | 160 | 30 | 48 | 5,457 |
| TOTALS | 2,237 | | 1,884 | 214,173 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,884 | 119.6580 | 113.68 | 214,173 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1569 HX Base Yr 2023




94964 COLNAGO CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 214,173 |
| TOTAL MARKET OB/XF VALUE | | 3,926 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 293,099 |
| SOH/AGL Deduction | | 21,305 |
| ASSESSED VALUE | | 271,794 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 216,794 |
| TOTAL JUST VALUE | | 293,099 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 263,878 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2110763 | CO ISSUED | 0 | 03/23/2022 |
| B2110763 | NEW CONSTR | 233,722 | 08/16/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2587/0001 | 3/25/2022 | SW | Q | I | 01 | 349,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: WALKER KAREN KAY & | | | | | | |
| 2486/1351 | 8/05/2021 | SW | Q | V | 05 | 633,700 |
| GRANTOR: WOODBRIDGE NASSAU LLC | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W13 N6 W4 FOP=[YR=2022] N10 W16 S10 E16$ W22 S58 E14 N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N23 W20 S23 E1$ W1 N6 W5 S9$ N9 E5 N17 E20 N24$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 755.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,926 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,926

| 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 | 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