

MCCLOSKEY STEPHEN & LYNNE CONWAY
94934 COLNAGO CT
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0087-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

13LVT/LAMNT 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.

Units

0100

Occupancy

00NONE 100

Quality

03

DOR CODE

0100

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4068.100

TOTALS

2,505

2,156

290,521

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900012,156107.8000134.75290,52120222022000.00100.00

1 SNGL FAM - 100% - 2023Heated Area: 1816HX Base Yr 2023

FSP

2022

FGR

2022

FOP

2022

FAS

2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/18/2023MLU

EXTRA FEATURES

94934 COLNAGO CT, FERNANDINA BEACH

LD 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

10811CONCRETE B010000538.00SF5.205.201002022202231002,798

20810CONCRETE A01000030.00SF6.506.50100202220223100195

LAND DESCRIPTION

TOTAL OB/XF2,993

LD 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

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000134C SFR POND100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE

10/17/2022

BY

DJ

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

290,5212,99375,000368,514299,84750,000249,847368,5140353,983

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2593/05869/23/2022SWQI01381,400

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE:MCCLOSKEY STEPHEN &

2513/085611/10/2021SWQV05580,200

GRANTOR: WOODBRIDGE NASSAU LLC

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W16 BAS=[YR=2022] W19 S50 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.