LOT 91
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MOORE CODY LEE & JAMIE MARIE
94935 COLNAGO CT
FERNANDINA BEACH, FL 32034

**2024**

**42-2N-28-1141-0091-0000**

## BUILDING CHARACTERISTICS

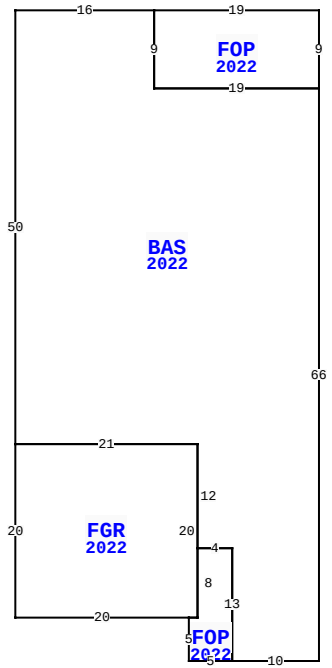
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 217,206 |
| FGR | 420 | 55 | 231 | 26,731 |
| FOP | 57 | 30 | 17 | 1,967 |
| FOP | 171 | 30 | 51 | 5,902 |
| TOTALS | 2,525 | | 2,176 | 251,807 |

## 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 | 121.8140 | 115.72 | 251,807 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1877 HX Base Yr 2023




94935 COLNAGO CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 251,807 |
| TOTAL MARKET OB/XF VALUE | | 3,270 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 330,077 |
| SOH/AGL Deduction | | 25,466 |
| ASSESSED VALUE | | 304,611 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 254,611 |
| TOTAL JUST VALUE | | 330,077 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,739 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21009299 | CO ISSUED | 0 | 11/01/2022 |
| 21009299 | NEW CONSTR | 310,598 | 09/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2599/1893 | 10/27/2022 | SW | Q | I | 02 | 388,100 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: MOORE CODY LEE & JA | | | | | | |
| 2513/0856 | 11/10/2021 | SW | Q | V | 05 | 580,200 |
| GRANTOR: WOODBRIDGE NASSAU LLC | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W19 BAS=[YR=2022] W16 S50 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E5 N13 W4 S8 W1$ E1 N20 W21$ E21 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

## 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 | 595.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,094 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 176 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,270

| 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 | 000134 | C | SFR POND | 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 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS