LOT 101
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SMITH DENNIS IRWIN
94983 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0101-0000

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 100
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

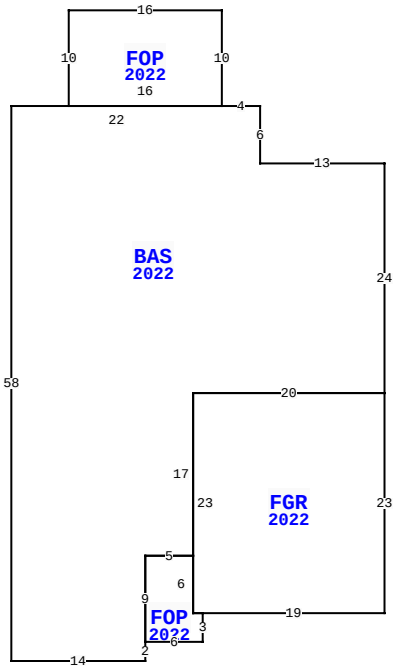
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	179,964
FGR	460	55	253	29,019
FOP	48	30	14	1,606
FOP	160	30	48	5,506
TOTALS	2,237		1,884	216,095

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	120.7360	114.70	216,095	2022	2022	0	0	0	0.00	100.00

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



94983 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		216,095
TOTAL MARKET OB/XF VALUE		3,510
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		294,605
SOH/AGL Deduction		21,512
ASSESSED VALUE		273,093
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,093
TOTAL JUST VALUE		294,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109303	CO ISSUED	0	06/03/2022
B2109303	NEW CONSTR	233,722	07/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1713	6/03/2022	SW	Q	I	01	349,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH DENNIS IRWIN						
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	675.00	SF	5.20	5.20	100	2022	2022	3	100	3,510	

LAND DESCRIPTION

TOTAL OB/XF 3,510

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	000100	C	SFR	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 08/08/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS