

FYRE LINDA MICHELLE
94987 COLNAGO COURT
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0102-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur03

HARDIE BRD 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

0305130404020100

COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 4 100 2 100 WOOD FRAME 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100MKT AREA044068.100

Quality Level 05SINGLE FAMILY

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPFSP

1,811486571711005530401,8112671768205,87430,3531,9337,730

TOTALS

2,5252,163245,890

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B0000675.00SF5.205.201002022202231003,510

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/08/2022BYKWWWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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

0100012,163119.6580113.68245,89020222022000.00100.00

SINGLE FAM - 0% - 2023Heated Area: 1811HX Base Yr

FSP2022BAS2022FGR2022FOP2022

BLD DATEXF DATEINC DATE

94987 COLNAGO CT, FERNANDINA BEACH

LGL DATELAND DATEAG DATE

05/18/2023MLU

TOTAL OB/XF3,510

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE245,890

TOTAL MARKET OB/XF VALUE3,510

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE324,400

SOH/AGL Deduction4,463

ASSESSED VALUE319,937

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE319,937

TOTAL JUST VALUE324,400

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE290,852

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / IRSN CD SALE PRICE

2570/11315/31/2022SWQI01378,000

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: FRYE LINDA MICHELLE

2486/13518/05/2021SWQV05633,700

GRANTOR: WOODBRIDGE NASSAU LLC

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.