LOT 104
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

CUNRADI JOHN BRIAN
94995 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0104-0000

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

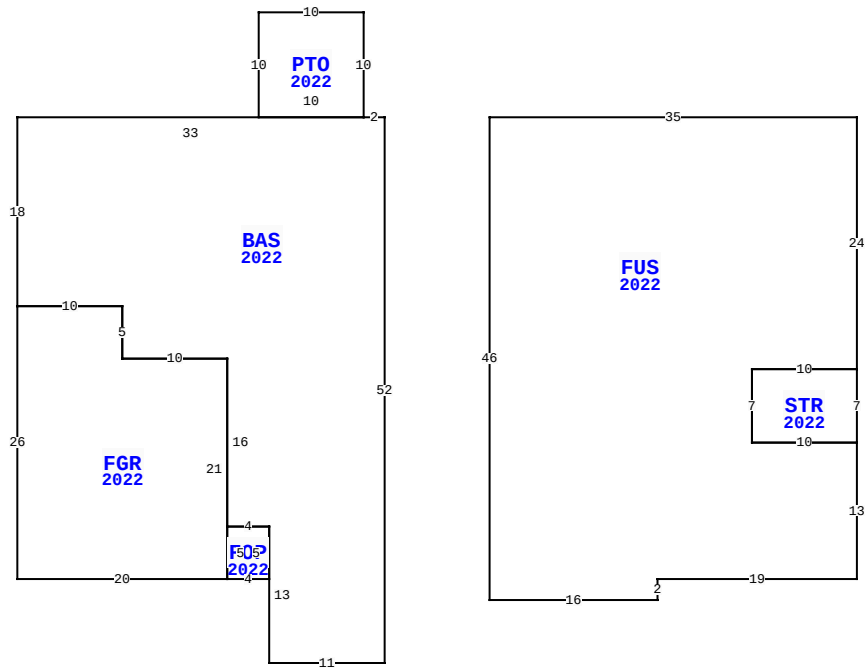
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	123,075
FGR	470	55	258	27,903
FOP	20	30	6	649
FUS	1,502	100	1,502	162,441
PTO	100	5	5	541
STR	70	10	7	757
TOTALS	3,300		2,916	315,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,916	113.8434	108.15	315,365	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2640 HX Base Yr 2023



94995 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		315,365
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		394,041
SOH/AGL Deduction		32,480
ASSESSED VALUE		361,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,561
TOTAL JUST VALUE		394,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109661	CO ISSUED	0	05/16/2022
B2109661	NEW CONSTR	370,160	07/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0165	5/16/2022	SW	Q	I	02	440,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CUNRADI JOHN BRIAN						
2465/0634	5/26/2021	SW	Q	V	05	679,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N10 W10 S10 E10$ W33 S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52$ PTR= E10 FUS=[YR=2022] E35 S24 STR=[YR=2022] S7 W10 N7 E10 $ W10 S7 E10 S13 W19 S2 W16 N46$ W10$.

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	707.00	SF	5.20	5.20	100	2022	2022	3	100	3,676	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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