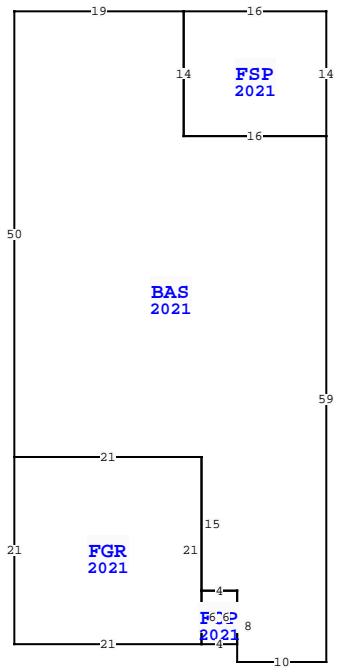




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMTM	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,816	100	2021
FGR	441	55	2021
FOP	24	30	2021
FSP	224	40	2021
TOTALS	2,505		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022											
Heated Area: 1816					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			259,996
TOTAL MARKET OB/XF VALUE			3,217
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			348,213
SOH/AGL Deduction			70,304
ASSESSED VALUE			277,909
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			227,187
TOTAL JUST VALUE			348,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011907	CO ISSUED	0	05/04/2021
B2011907	NEW CONSTR	250,048	12/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/1273	5/07/2021	SW Q	Q	I	01	274,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BARNES EMILY & JUST						
2386/0102	8/20/2020	SW Q	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
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
1	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0		595.00	SF 5.20	100	2021	2021	3	99	3,063	

BUILDING NOTES			
95059 COLNAGO CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
FSP=[YR=2021] W16 BAS=[YR=2021] W19 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							