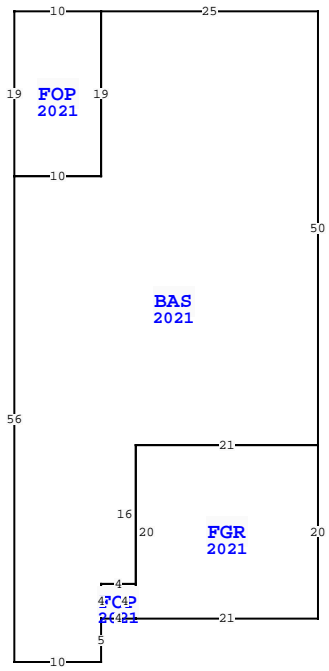




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,874	100	2021
FGR	420	55	2021
FOP	16	30	2021
FOP	190	30	2021
TOTALS	2,500		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,167	124.8324	124.83	270,507	2021	2021	0	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 2025 Heated Area: 1874 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,802
TOTAL MARKET OB/XF VALUE			3,366
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			356,168
SOH/AGL Deduction			0
ASSESSED VALUE			356,168
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			356,168
TOTAL JUST VALUE			356,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010280	CO ISSUED	0	04/12/2021
B2010280	NEW CONSTR	254,012	10/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/69	9/24/2024	SW	Q	I	01	372,500

GRANTOR: CSMA SFR TRS HOLDINGS
GRANTEE: THOM CATHRYN
2692/631 1/26/2024 SW U I 11 100
GRANTOR: FKH SFR M LP
GRANTEE: CSMA SFR TRS HOLDIN

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	0	8	3		24.00	SF 6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	0	0			624.00	SF 5.20	100	2021	2021	3	99	3,212	

95075 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025
INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS=[YR=2021] W25 FOP=[YR=2021] W10 S19 E10 N19\$ S19 W10
S56 E10 N5 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N20 W21 S20\$
N4 W4 S4\$ N4 E4 N16 E21 N50\$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							