LOT 15
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

VASSAR WILLIAM BRADNER
95115 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

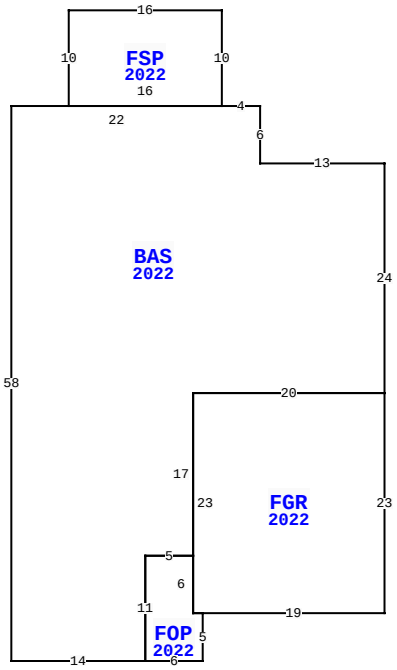
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2022	1,569	186,808
FGR	460	55	2022	253	30,123
FOP	60	30	2022	18	2,143
FSP	160	40	2022	64	7,620
TOTALS	2,249			1,904	226,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	119.6580	119.66	227,833	2022	2022	0	0	0	0.50	99.50

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



95115 COLNAGO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,694
TOTAL MARKET OB/XF VALUE		3,882
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		315,576
SOH/AGL Deduction		33,823
ASSESSED VALUE		281,753
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,031
TOTAL JUST VALUE		315,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107019	CO ISSUED	0	03/04/2022
B2107019	NEW CONSTR	233,722	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/1931	3/04/2022	SW	Q	I	01	332,142
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: VASSAR WILLIAM BRAD						
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] W13 N6 W4 FSP=[YR=2022] N10 W16 S10 E16$ W22 S58 E14 FOP=[YR=2022] E6 N5 FGR=[YR=2022] E19 N23 W20 S23 E1$ W1 N6 W5 S11$ N11 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	754.00	SF	5.20	5.20	100	2022	2022	3	99	3,882	

LAND DESCRIPTION

TOTAL OB/XF 3,882

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	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							

REVIEW DATE 04/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS