LOT 16
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

JOHNSON RONNIE LEE L/E/
95119 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0016-0000

BUILDING CHARACTERISTICS

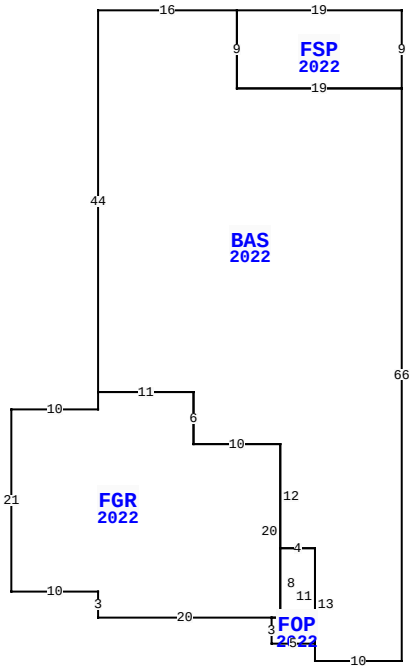
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,811	100	2022	1,811	213,674
FGR	696	55	2022	383	45,189
FOP	47	30	2022	14	1,652
FSP	171	40	2022	68	8,023
TOTALS	2,725			2,276	268,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	118.5800	118.58	269,888	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1811 HX Base Yr



95119 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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		268,539
TOTAL MARKET OB/XF VALUE		9,739
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		363,278
SOH/AGL Deduction		38,492
ASSESSED VALUE		324,786
TOTAL EXEMPTION VALUE	13	324,786
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		363,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106584	CO ISSUED	0	03/24/2022
B2106584	NEW CONSTR	278,020	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/1867	2/13/2025	LE	U	I	11	100
GRANTOR: JOHNSON RONNIE LEE						
GRANTEE: PRICE CLARE R						
2568/1371	3/23/2022	SW	Q	I	01	349,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOHNSON RONNIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S2 W10 S21 E10 S3 E20 FOP=[YR=2022] S3 E5 N11 W4 S8 W1$ E1 N20 W10 N6 W11$E11 S6 E10 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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	0812	CONCRETE C	0	100	0	0	1,332.00	SF	4.00	4.00	100	2022	2022	3	99	5,275	
2	0462	ST/AL FNC	0	100	102	0	408.00	SF	10.00	10.00	100	2022	2022	3	95	3,876	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 9,739

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