LOT 19
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

ANDERSON JOSEPH DOYLE & SARA HAYCRAFT
95147 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0019-0000

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		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

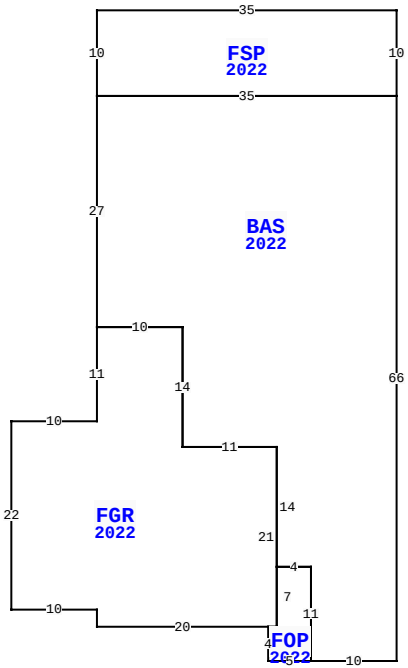
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2022	1,601	190,618
FGR	801	55	2022	441	52,506
FOP	48	30	2022	14	1,667
FSP	350	40	2022	140	16,668
TOTALS	2,800			2,196	261,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	119.6580	119.66	262,773	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1601 HX Base Yr



95147 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	261,459
TOTAL MARKET OB/XF VALUE	4,895
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	351,354
SOH/AGL Deduction	0
ASSESSED VALUE	351,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,354
TOTAL JUST VALUE	351,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106572	CO ISSUED	0	02/23/2022
B2106572	NEW CONSTR	260,831	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0703	2/23/2022	SW	Q	I	01	344,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ANDERSON JOSEPH DOY						
2445/0019	3/23/2021	SW	Q	V	05	675,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W35 S10 BAS=[YR=2022] S27 FGR=[YR=2022] S11 W10 S22 E10 S2 E20 FOP=[YR=2022] S4 E5 N11 W4 S7 W1$ E1 N21 W11 N14 W10$ E10 S14 E11 S14 E4 S11 E10 N66 W35 $ E35 N10$.

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	0	0	0	1,236.00	SF	4.00	4.00	100	2022	2022	3	99	4,895	

LAND DESCRIPTION

TOTAL OB/XF 4,895

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	0		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