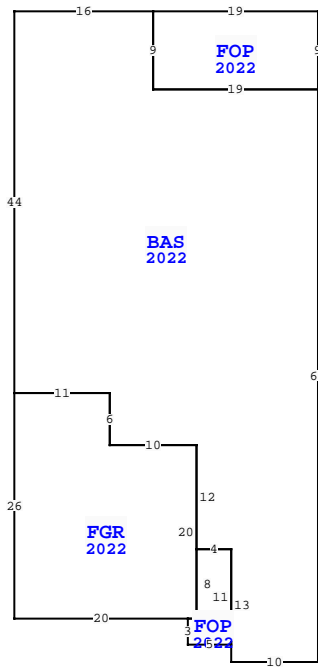




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	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
BAS	1,811	100	2022
FGR	486	55	2022
FOP	47	30	2022
FOP	171	30	2022
TOTALS	2,515		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,143	119.6580	119.66	256,431	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 1811	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			255,149
TOTAL MARKET OB/XF VALUE			3,171
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			343,320
SOH/AGL Deduction			37,462
ASSESSED VALUE			305,858
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			255,136
TOTAL JUST VALUE			343,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106412	CO ISSUED	0	04/12/2022
B2106412	NEW CONSTR	267,508	05/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1768	4/12/2022	SW	Q	I	02	319,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROGERS KATIE MARIE						
2445/0019	3/23/2021	SW	Q	V	05	675,700
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	0811	CONCRETE B	0	100	0	616.00	SF	5.20	5.20	100	2022	2022	3	99	3,171	

95157 COLNAGO CT, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/25/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 FOP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26
 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\$.

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							