LOT 22
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MCMURRAY GISETTE J & SEAN L
95156 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

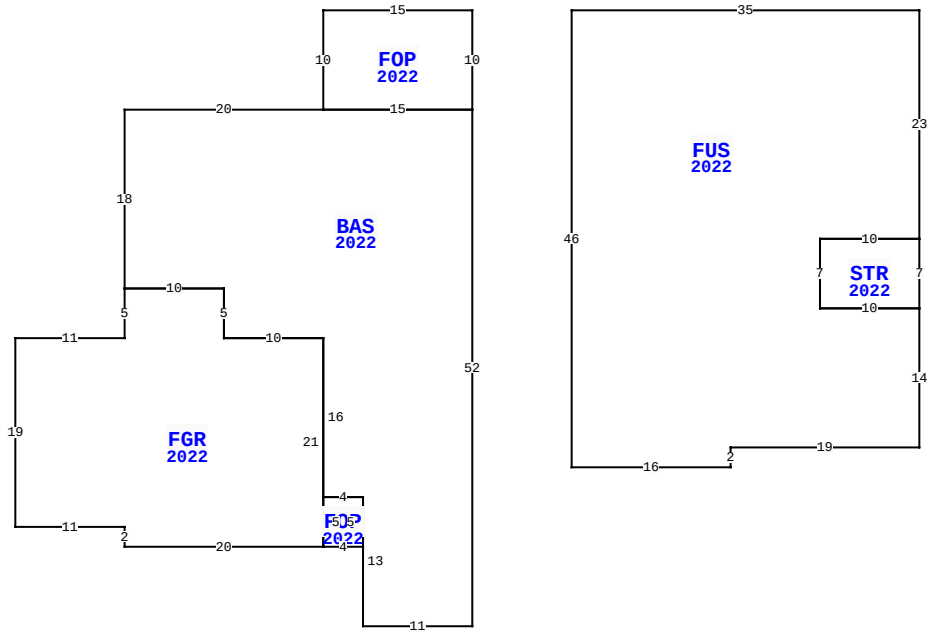
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,138	100	2022	1,138	126,049
FGR	679	55	2022	373	41,314
FOP	20	30	2022	6	665
FOP	150	30	2022	45	4,984
FUS	1,502	100	2022	1,502	166,367
STR	70	10	2022	7	775
TOTALS	3,559			3,071	340,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,071	111.3200	111.32	341,864	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2640 HX Base Yr



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

95156 COLNAGO CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,155
TOTAL MARKET OB/XF VALUE		4,087
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,242
SOH/AGL Deduction		59,011
ASSESSED VALUE		370,231
TOTAL EXEMPTION VALUE	13	370,231
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		429,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106559	CO ISSUED	0	04/05/2022
B2106559	NEW CONSTR	385,288	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1313	4/06/2022	SW	Q	I	01	372,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCMURRAY GISETTE JO						
2445/0019	3/23/2021	SW	Q	V	05	675,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 S10 BAS=[YR=2022] W20 S18 FGR=[YR=2022] S5 W11 S19 E11 S2 E20 FOP=[YR=2022] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W15$ E15 N10$ PTR= E10 FUS=[YR=2022] E35 S23 STR=[YR=2022] S7 W10 N7 E10$ W10 S7 E10 S14 W19 S2 W16 N46$ W10$.

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	1,032.00	SF	4.00	4.00	100	2022	2022	3	99	4,087	

LAND DESCRIPTION

TOTAL OB/XF 4,087

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	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							

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