LOT 24
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

BERNOTAS GERARD ANTHONY/DAVIS KATHERINE VICTORIA
95148 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0024-0000

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

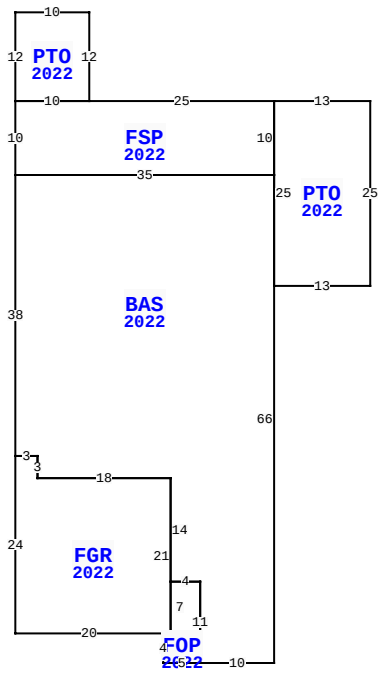
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	2022	1,732	204,354
FGR	450	55	2022	248	29,261
FOP	48	30	2022	14	1,652
FSP	350	40	2022	140	16,518
PTO	120	5	2022	6	707
PTO	325	5	2022	16	1,888
TOTALS	3,025			2,156	254,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	118.5800	118.58	255,658	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1732 HX Base Yr 2023



95148 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,380
TOTAL MARKET OB/XF VALUE		3,233
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,613
SOH/AGL Deduction		146,809
ASSESSED VALUE		195,804
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,082
TOTAL JUST VALUE		342,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007158	ADDITION	17,277	08/01/2022
C2107536	CO ISSUED	0	03/28/2022
B2107536	NEW CONSTR	260,074	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0145	3/28/2022	SW	Q	I	01	374,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERNOTAS GERARD A &						
2445/0019	3/23/2021	SW	Q	V	05	675,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W13 FSP=[YR=2022] W25 PTO=[YR=2022] N12W10S12 E10$ W10 S10 BAS=[YR=2022] S38 FGR=[YR=2022] S24 E20 FOP=[YR=2022] S4 E5 N11 W4 S7 W1$ E1 N21 W18 N3W3$ E3 S3 E18 S14 E4 S11 E10 N66 W35$ E35 N10$ S25 E13 N25$.

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	628.00	SF	5.20	5.20	100	2022	2022	3	99	3,233	

LAND DESCRIPTION

TOTAL OB/XF 3,233

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 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS