LOT 25
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

BRUNNER FREDERIC ROBERT JR & TAMMY ADAMS
95140 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0025-0000

BUILDING CHARACTERISTICS

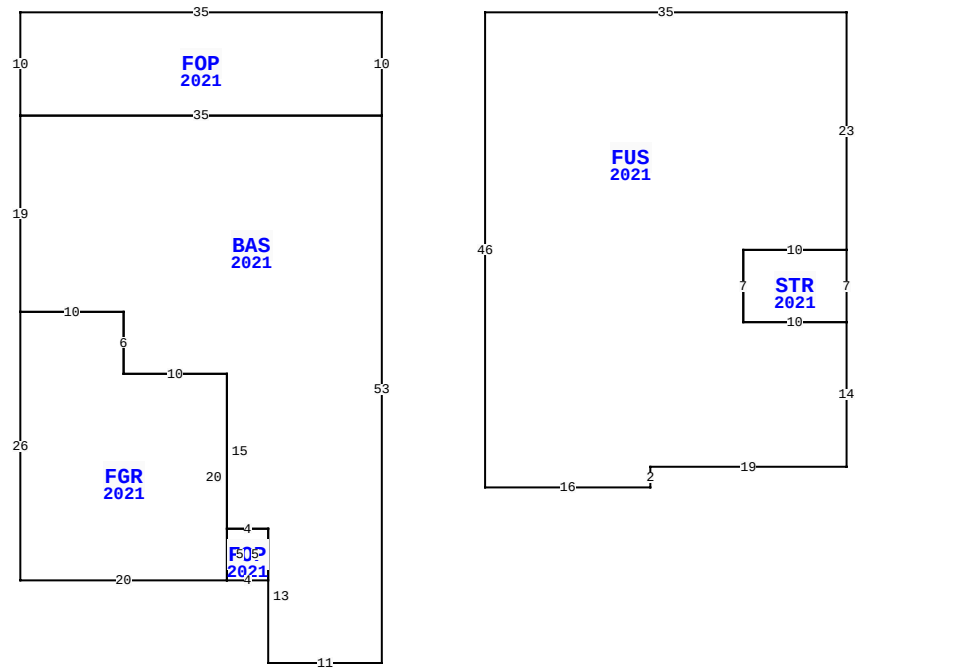
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,183	100	2021	1,183	138,433
FGR	460	55	2021	253	29,606
FOP	20	30	2021	6	702
FOP	350	30	2021	105	12,287
FUS	1,502	100	2021	1,502	175,761
STR	70	10	2021	7	819
TOTALS	3,585			3,056	357,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,056	118.2016	118.20	361,219	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2685 HX Base Yr 2022



95140 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		357,607
TOTAL MARKET OB/XF VALUE		2,656
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		445,263
SOH/AGL Deduction		90,586
ASSESSED VALUE		354,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,955
TOTAL JUST VALUE		445,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105520	CO ISSUED	0	12/28/2021
B2105520	NEW CONSTR	379,134	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0703	12/30/2021	SW	Q	I	01	362,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BRUNNER FREDERIC RO						
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=2021] W35 S10 BAS=[YR=2021] S19 FGR=[YR=2021] S26 E20 FOP=[YR=2021] E4 N5 W4 S5$ N20 W10 N6 W10$ E10 S6 E10 S15 E4 S13 E11 N53 W35$ E35 N10$ PTR=E10 FUS=[YR=2021] E35 S23 STR=[YR=2021] 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	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	2021	2021	3	99	2,656	

LAND DESCRIPTION

TOTAL OB/XF 2,656

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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS