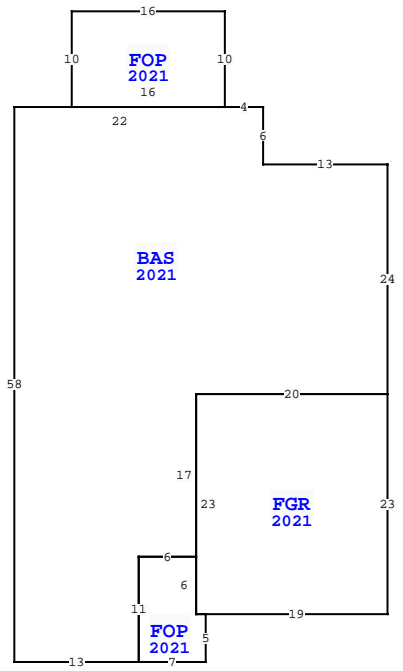


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,558	100	2021
FGR	460	55	2021
FOP	71	30	2021
FOP	160	30	2021
TOTALS	2,249		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2025									Heated Area: 1558 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,748
TOTAL MARKET OB/XF VALUE			6,522
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			325,270
SOH/AGL Deduction			0
ASSESSED VALUE			325,270
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			325,270
TOTAL JUST VALUE			325,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006624	CO ISSUED	0	02/11/2021
B2006624	NEW CONSTR	219,306	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1052	3/12/2024	WD Q	Q	I	01	395,000
GRANTOR: STRAUSS DAVID C & KEL						
GRANTEE: CIPOLLA CATHERINE A						
2438/0004	2/16/2021	SW Q	Q	I	02	266,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STRAUSS DAVID C & K						

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	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	2021	2021	3	99	3,336	
3	0462	ST/AL FNC	0	0	0	0	295.00	SF	10.00	10.00	100	2021	2021	3	93	2,744	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

TOTAL OB/XF														6,522			
95086 COLNAGO CT, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/25/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W13 N6 W4 FOP=[YR=2021] N10 W16 S10 E16\$ W22 S58 E13 FOP=[YR=2021] E7 N5 FGR=[YR=2021] E19 N23 W20 S23 E1\$ W1 N6 W6 S11\$ N11 E6 N17 E20 N24\$.													

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000										