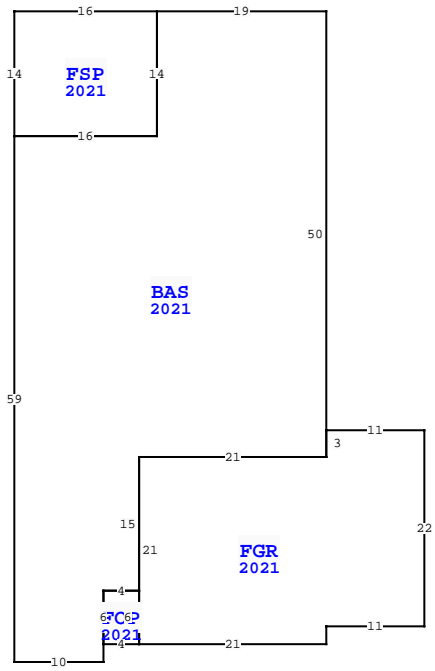


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,816	100	2021
FGR	683	55	2021
FOP	24	30	2021
FSP	224	40	2021
TOTALS	2,747		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022											
Heated Area: 1816											
HX Base Yr 2022											



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,214	
TOTAL MARKET OB/XF VALUE		2,903	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		357,117	
SOH/AGL Deduction		74,425	
ASSESSED VALUE		282,692	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		231,970	
TOTAL JUST VALUE		357,117	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C209490	CO ISSUED	0	03/11/2021
B209490	NEW CONSTR	261,736	10/09/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2445/0234	3/19/2021	SW Q	I	01	290,000
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: GERSHEN JARED PIERC					
2386/0102	8/20/2020	SW Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

EXTRA FEATURES															95078 COLNAGO CT, FERNANDINA BEACH							
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	100	8	3			24.00	SF	6.50				6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0			534.00	SF	5.20				5.20	100	2021	2021	3	99	2,749	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2021] W19 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16
 S59 E10 N2 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N2 E11 N22
 W11 S3 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.

LAND DESCRIPTION										TOTAL OB/XF										2,903				
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							