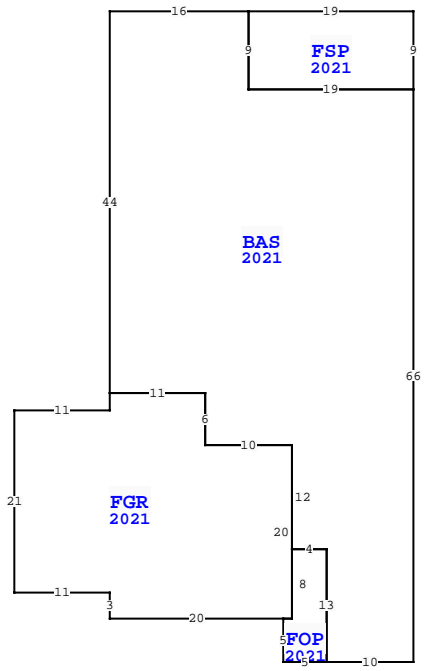




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,811	100	2021
FGR	717	55	2021
FOP	57	30	2021
FSP	171	40	2021
TOTALS	2,756		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,290	125.9104	125.91	288,334	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1811 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			285,451
TOTAL MARKET OB/XF VALUE			9,970
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			380,421
SOH/AGL Deduction			124,561
ASSESSED VALUE			255,860
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			205,138
TOTAL JUST VALUE			380,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006584	CO ISSUED	0	02/16/2021
B2006584	NEW CONSTR	262,156	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0764	2/17/2021	SW Q	Q	I	01	272,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WOODY ANN-MARIE & A						
2386/0102	8/20/2020	SW Q	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															BLD DATE		LGL DATE															
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	INC DATE	AG DATE													
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	916.00	SF	5.20	5.20	100	2021	2021	3	99	4,716																
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2021	2021	3	96	2,580																
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288																
5	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2021	2021	3	93	2,232																
TOTALS															2,290	285,451																

95070 COLNAGO CT, FERNANDINA BEACH

BUILDING NOTES														
BLD DATE: 04/25/2025 MLU														

BUILDING DIMENSIONS														
FSP=[YR=2021] W19 BAS=[YR=2021] W16 S44 FGR=[YR=2021] S2 W11 S21 E11 S3 E20 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.														

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	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							