

LOT 74
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

XEROS GIANNI G & LOURDES E
94996 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0074-0000



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	13	LVT/LAMMT 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	1,574	100	2022	1,574	187,403
FGR	420	55	2022	231	27,503
FOP	76	30	2022	23	2,738
FOP	90	30	2022	27	3,215
TOTALS	2,160			1,855	220,859

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,855	119.6580	119.66	221,969	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 1574											
HX Base Yr 2023											
94996 COLNAGO CT, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,859	
TOTAL MARKET OB/XF VALUE		4,022	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		309,881	
SOH/AGL Deduction		33,077	
ASSESSED VALUE		276,804	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		226,082	
TOTAL JUST VALUE		309,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012732	CO ISSUED	0	11/01/2022
B2201158	NEW CONSTR	263,617	01/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2604/0459	11/09/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: XEROS GIANNI GEORGE					
2465/0634	5/26/2021	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W9 BAS=[YR=2022] W21 S54 FGR=[YR=2022] S21 E20 N9 FOP=[YR=2022] E10 N10 W4 S4 W6 S6\$ N12 W20\$ E20 S6 E6 N4 E4 N46 W9 N10\$ S10 E9 N10\$.											

LAND DESCRIPTION										TOTAL OB/XF										4,022									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												
REVIEW DATE		11/23/2022		BY	DJ	Total Acres: 0.00			Total Land Value: 85,000			Market: 0			Agricultural: 0			Common: 85,000			PRINTED 07/30/2025 BY SYS								