LOT 81
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

THOMPSON ARIS MICHAEL/CONCETTA MAREA LYNN
94968 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0081-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

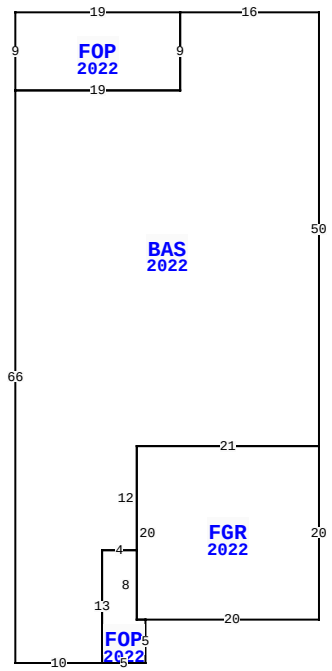
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2022	1,877	238,569
FGR	420	55	2022	231	29,360
FOP	57	30	2022	17	2,161
FOP	171	30	2022	51	6,482
TOTALS	2,525			2,176	276,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	127.7430	127.74	277,962	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1877 HX Base Yr 2023



94968 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		276,572
TOTAL MARKET OB/XF VALUE		3,459
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		365,031
SOH/AGL Deduction		40,116
ASSESSED VALUE		324,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,193
TOTAL JUST VALUE		365,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108408	CO ISSUED	0	05/13/2022
B2108408	NEW CONSTR	272,662	06/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0242	5/13/2022	SW	Q	I	01	357,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: THOMPSON ARIS MICHA						
2486/1351	8/05/2021	SW	Q	V	05	633,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 E21 N50$.

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	672.00	SF	5.20	5.20	100	2022	2022	3	99	3,459	

LAND DESCRIPTION

TOTAL OB/XF 3,459

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	000135	C	RES NATURAL	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 08/09/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS