LOT 85
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

CARTER JOSHUA ALLEN & CHRISTINA JOY
94950 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0085-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

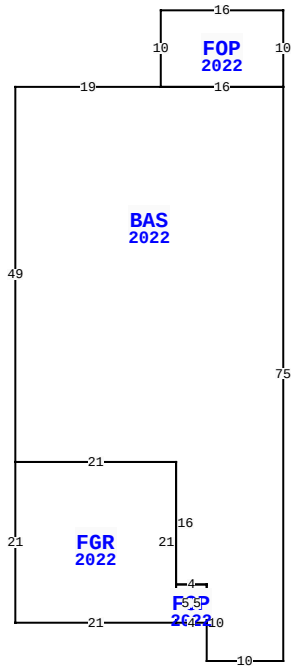
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2022	2,039	273,381
FGR	441	55	2022	243	32,580
FOP	20	30	2022	6	805
FOP	160	30	2022	48	6,436
TOTALS	2,660			2,336	313,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	134.7500	134.75	314,776	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2039 HX Base Yr 2023



94950 COLNAGO CT, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	100	0	0	1,442.00	SF	4.00	4.00	100	2022	2022	3	99	5,710	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2022	2022	3	99	154	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,202
TOTAL MARKET OB/XF VALUE		5,864
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		404,066
SOH/AGL Deduction		44,566
ASSESSED VALUE		359,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,778
TOTAL JUST VALUE		404,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115888	NEW CONSTR	335,450	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0136	10/05/2022	SW	Q	I	01	437,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARTER JOSHUA ALLEN						
2513/0856	11/10/2021	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N5 W4 S5$ N21 W21$ E21 S16 E4 S10 E10 N75 W16$ E16 N10$.

LAND DESCRIPTION

TOTAL OB/XF 5,864

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 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS