

LOT 86
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SPENCER TRISTAN R & RACHAEL L
94948 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0086-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0100	01	1,983	122.0296	122.03	241,985	2022	2022	0	0	0.50	99.50	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1601																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	13	LVT/LAMMT 60														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 40														BUILDING MARKET VALUE										240,775									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										3,572									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										85,000									
Bedrooms	3	100														TOTAL MARKET VALUE										329,347									
Bathrooms	3	100														SOH/AGL Deduction										35,608									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										293,739									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,722									
Units	0	100														BASE TAXABLE VALUE										243,017									
Occupancy	00	NONE 100	TOTAL JUST VALUE										329,347																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										308,498																						
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	1,601	100	2022	1,601	194,393																														
FGR	581	55	2022	320	38,855																														
FOP	48	30	2022	14	1,699																														
FOP	160	30	2022	48	5,828																														
TOTALS			2,390		1,983		240,775																												
EXTRA FEATURES			94948 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	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2022	2022	3	99	3,418																			
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2022	2022	3	99	154																			
TOTAL OB/XF 3,572																																			
LAND DESCRIPTION																																			
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																		
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																																			