LOT 87
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MCCLOSKEY STEPHEN & LYNNE CONWAY
94934 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0087-0000

BUILDING CHARACTERISTICS

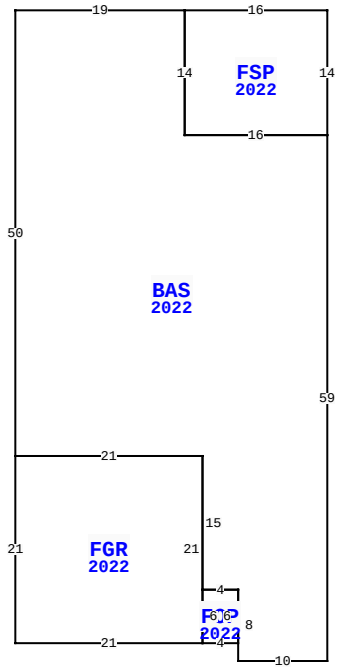
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,816	100	2022	1,816	257,125
FGR	441	55	2022	243	34,406
FOP	24	30	2022	7	991
FSP	224	40	2022	90	12,743
TOTALS	2,505			2,156	305,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	107.8000	142.30	306,799	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1816 HX Base Yr 2023



94934 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		305,265
TOTAL MARKET OB/XF VALUE		2,963
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		393,228
SOH/AGL Deduction		84,685
ASSESSED VALUE		308,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,821
TOTAL JUST VALUE		393,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115852	NEW CONSTR	266,503	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0586	9/23/2022	SW	Q	I	01	381,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCCLOSKEY STEPHEN &						
2513/0856	11/10/2021	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W16 BAS=[YR=2022] W19 S50 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	538.00	SF	5.20	5.20	100	2022	2022	3	99	2,770	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2022	2022	3	99	193	

LAND DESCRIPTION

TOTAL OB/XF 2,963

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	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							

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