LOT 89
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MONTESI MICHAEL JOSEPH
94927 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

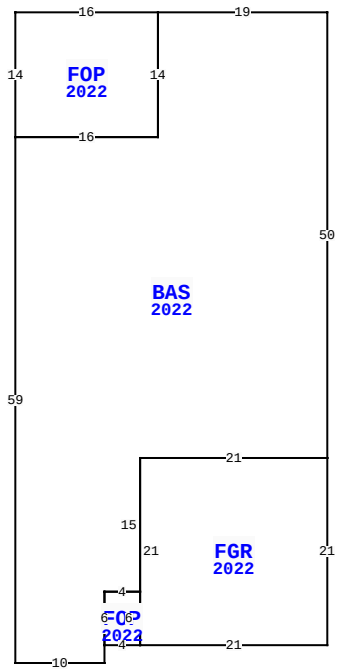
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,816	100	2022	1,816	214,264
FGR	441	55	2022	243	28,671
FOP	24	30	2022	7	826
FOP	224	30	2022	67	7,905
TOTALS	2,505			2,133	251,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	118.5800	118.58	252,931	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



94927 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,666
TOTAL MARKET OB/XF VALUE		24,164
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		360,830
SOH/AGL Deduction		58,900
ASSESSED VALUE		301,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,208
TOTAL JUST VALUE		360,830
NCON VALUE		21,446
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240003214	SWIMMING POOL 10X	51,000	03/20/2024
C2115871	CO ISSUED	0	06/30/2022
B2115871	NEW CONSTR	266,503	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0650	6/30/2022	SW	Q	I	01	376,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONTESI MICHAEL JOS						
2513/0856	11/10/2021	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FOP=[YR=2022] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 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	528.00	SF	5.20	5.20	100	2022	2022	3	99	2,718	
2	0861	POOL GUNIT	0	100	18	10	180.00	SF	85.00	85.00	100	2025	2024		100	15,300	
3	0855	CONC PAVER	0	100	0	0	401.00	SF	10.00	10.00	100	2025	2024		100	4,010	
4	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2025	2024		100	1,536	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 24,164

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	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 07/01/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS