LOT 90
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

IGOU CHRISTOPHER K & TIFFANIE ANNE
94931 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0090-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

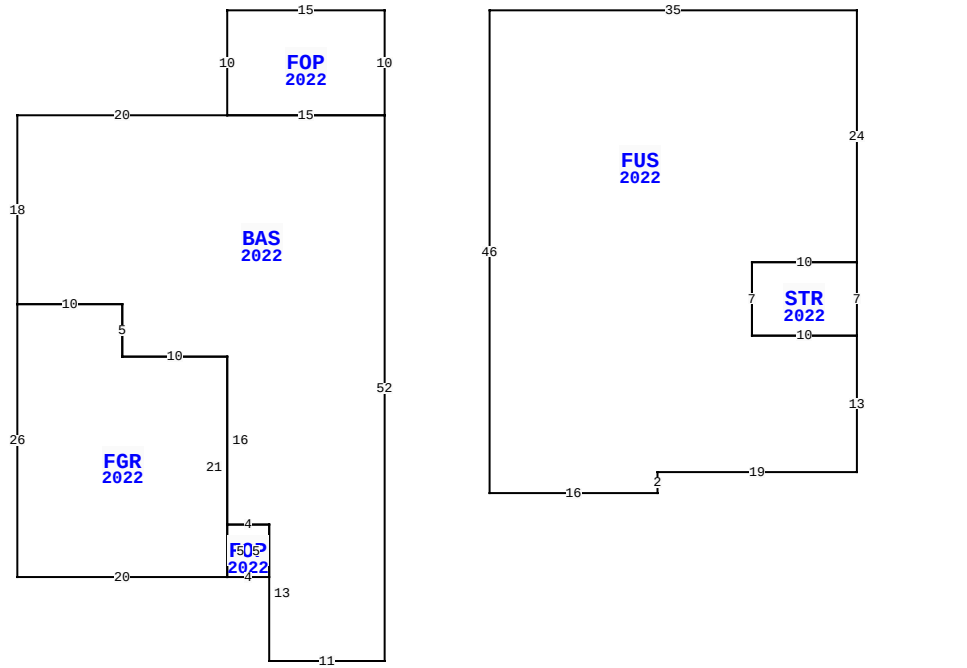
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2022	1,138	128,789
FGR	470	55	2022	258	29,198
FOP	20	30	2022	6	679
FOP	150	30	2022	45	5,092
FUS	1,502	100	2022	1,502	169,983
STR	70	10	2022	7	792
TOTALS	3,350			2,956	334,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	113.7400	113.74	336,215	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2640 HX Base Yr 2023



94931 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		334,534
TOTAL MARKET OB/XF VALUE		3,295
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		422,829
SOH/AGL Deduction		47,443
ASSESSED VALUE		375,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		324,664
TOTAL JUST VALUE		422,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2115869	CO ISSUED	0	07/05/2022
B2115869	NEW CONSTR	374,006	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0748	6/30/2022	SW	Q	I	01	426,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: IGOU CHRISTOPHER KE						
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] W15 S10 BAS=[YR=2022] W20 S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W15$ E15 N10$ PTR= E10 FUS=[YR=2022] E35 S24 STR=[YR=2022] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W10$.

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	640.00	SF	5.20	5.20	100	2022	2022	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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 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