

WRIGHT JAMES BRADLEY & JILL E
94971 COLNAGO COURT
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0098-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD	31		HARDIE BRD 100		0100		MDL	01	2,971		117.3590		117.36		348,677		2022		2022		0		0		0.50		99.50																				
Exterior Wall		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023		Heated Area: 2640		HX Base Yr																																								
Roof Structur		03	GABLE/HIP 100																																														
Roof Cover		03	COMP SHNGL 100																																														
Interior Wall		05	DRYWALL 100																																														
Interior Floo		11	CLAY TILE 50																																														
Interior Floo		14	CARPET 50																																														
Air Condition		03	CENTRAL 100																																														
Heating Type		04	AIR DUCTED 100																																														
Bedrooms			4 100																																														
Bathrooms			2.5 100																																														
Frame		02	WOOD FRAME 100																																														
Stories		2.	2. 100																																														
Units		00	0 100																																														
Occupancy		00	NONE 100																																														
Quality		05	Quality Level 05																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																																														
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	132,888																																											
FGR		470	55	2022	258	30,128																																											
FOP		20	30	2022	6	700																																											
FSP		150	40	2022	60	7,007																																											
FUS		1,502	100	2022	1,502	175,394																																											
STR		70	10	2022	7	818																																											
TOTALS		3,350			2,971	346,934																																											
EXTRA FEATURES										94971 COLNAGO CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/25/2025 MLU									
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	712.00	SF	5.20	5.20	100	2022	2022	3	99	3,665																																	
						</																																											