LOT 103
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

HATFIELD MARK CHANDES/TREDINNICK SUSAN GAIL
94991 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0103-0000

BUILDING CHARACTERISTICS

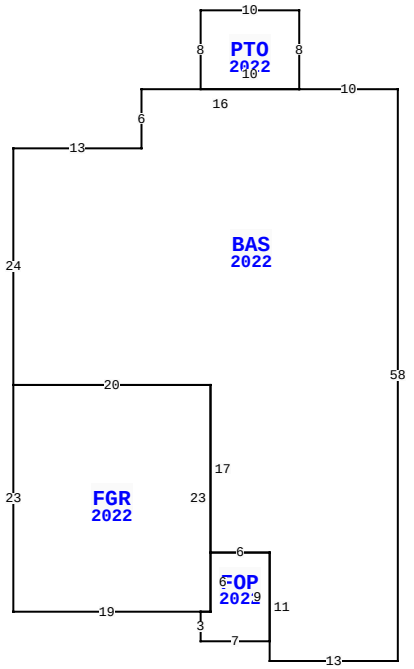
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,558	100	2022	1,558	190,986
FGR	460	55	2022	253	31,014
FOP	57	30	2022	17	2,084
PTO	80	5	2022	4	491
TOTALS	2,155			1,832	224,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	123.2000	123.20	225,702	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1558 HX Base Yr



94991 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	224,573
TOTAL MARKET OB/XF VALUE	3,526
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	313,099
SOH/AGL Deduction	0
ASSESSED VALUE	313,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,099
TOTAL JUST VALUE	313,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108365	NEW CONSTR	229,645	06/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1424	9/20/2022	SW	Q	I	01	362,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HATFIELD MARK CHAND						
2465/0634	5/26/2021	SW	Q	V	05	679,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 PTO=[YR=2022] N8 W10 S8 E10$ W16 S6 W13 S24
FGR=[YR=2022] S23 E19 FOP=[YR=2022] S3 E7 N9 W6 S6 W1$ E1
N23 W20$ E20 S17 E6 S11 E13 N58$.

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	0	0	0	635.00	SF	5.20	5.20	100	2022	2022	3	99	3,269	
2	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	2022	2022	3	99	257	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	0		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