LOT 1
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

MARCUM ROGER K & TAKAKO
95011 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0001-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

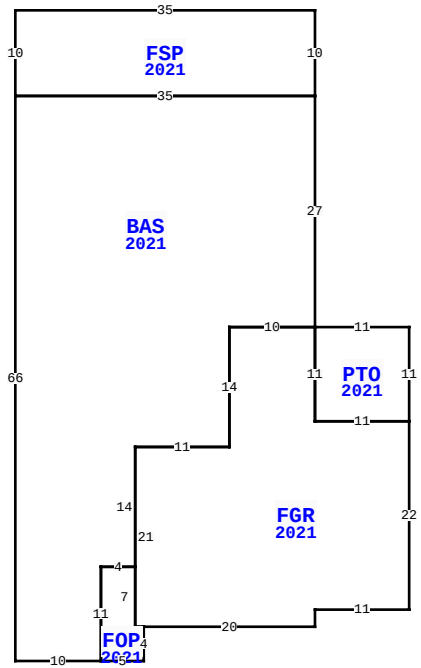
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2021	1,601	180,123
FGR	823	55	2021	453	50,966
FOP	48	30	2021	14	1,575
FSP	350	40	2021	140	15,751
PTO	121	5	2021	6	675
TOTALS	2,943			2,214	249,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	108.7800	114.22	252,883	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 1601 HX Base Yr



95011 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		249,090
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,090
SOH/AGL Deduction		0
ASSESSED VALUE		334,090
TOTAL EXEMPTION VALUE	13	334,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		334,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006642	CO ISSUED	0	01/14/2021
B2006642	NEW CONSTR	245,883	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/0246	1/21/2021	SW	Q	I	01	278,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARCUM ROGER K & TA						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W35 S10 BAS=[YR=2021] S66 E10 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N2 E11 N22 PTO=[YR=2021] N11 W11 S11 E11$ W11 N11 W10 S14 W11 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27 W35$ E35 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS