

LOT 2
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

ANDERSON TRACINE JO
95019 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	1,892	108.9760	114.42	216,483	2020	2020	0	0	2.00	98.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2021 Heated Area: 1558 HX Base Yr 2021													Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 212,153														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 0														
Interior Floo	13	LVT/LAMMT 60														TOTAL LAND VALUE - MARKET 85,000														
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 297,153														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 83,406														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 213,747														
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 51,411														
Bathrooms	2	100														BASE TAXABLE VALUE 162,336														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 297,153														
Stories	1.	1. 100														NCON VALUE 0														
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 311,707																											
Quality 03 Quality Level 03																PERMIT NUM DESCRIPTION AMT ISSUED														
DOR CODE 0100 SINGLE FAMILY																B260003182 CAT 2 GLASS WALLS 14,320 03/25/2026														
MAP NUM MKT AREA 04																C2005361 CO ISSUED 0 12/14/2020														
NEIGHBORHOOD/LOC 4068.100																B2005361 NEW CONSTR 219,306 08/01/2020														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA											
BAS	1,558	100	2020	1,558	174,701														OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
FGR	460	55	2020	253	28,369														2419/1784 12/17/2020 SW Q I 01 260,100											
FOP	57	30	2020	17	1,906														GRANTOR: RICHMOND AMERICAN HOM											
FSP	160	40	2020	64	7,177														GRANTEE: ANDERSON TRACINE JO											
TOTALS 2,235 1,892 212,153																2370/0961 6/19/2020 SW Q V 05 650,700														
EXTRA FEATURES																GRANTOR: WOODBRIDGE NASSAU LLC														
																GRANTEE: RICHMOND AMERICAN H														
																BUILDING NOTES														
																BUILDING DIMENSIONS														
																BAS=[YR=2020] W6 FSP=[YR=2020] N10 W16 S10 E16\$ W20 S6 W13														
																S24 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S3 E7 N9 W6 S6 W1\$														
																E1 N23 W20\$ E20 S17 E6 S11 E13 N58\$.														
LAND DESCRIPTION			TOTAL OB/XF 0																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																														