LOT 30
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

BRAND JAMES D & CHASITY
95108 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0030-0000

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	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		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

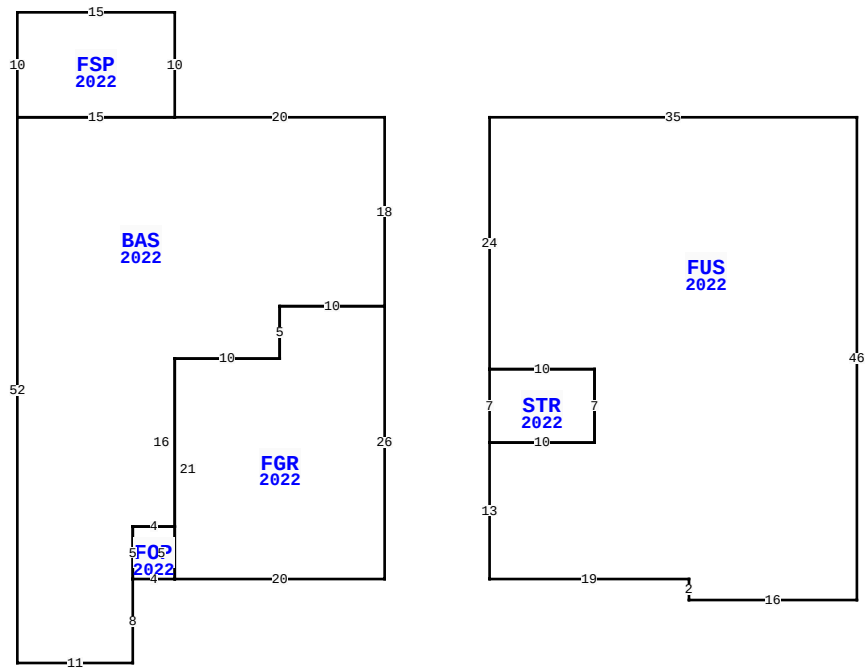
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2022	1,138	126,204
FGR	470	55	2022	258	28,612
FOP	20	30	2022	6	665
FSP	150	40	2022	60	6,654
FUS	1,502	100	2022	1,502	166,571
STR	70	10	2022	7	776
TOTALS	3,350			2,971	329,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	106.6900	112.02	332,811	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2640 HX Base Yr 2025



95108 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		329,483
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,483
SOH/AGL Deduction		0
ASSESSED VALUE		414,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,072
TOTAL JUST VALUE		414,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106899	CO ISSUED	0	05/24/2022
B2106899	NEW CONSTR	374,006	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/288	3/28/2024	WD	Q	I	01	458,000
GRANTOR: EMRICK COREY D						
GRANTEE: BRAND JAMES D & CHA						
2587/0541	5/26/2022	SW	Q	I	01	451,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EMRICK COREY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] N10 W15 S10 E15$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21$ N5 W4 S5$ N5 E4 N16 E10 N5 E10 N18$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N13 STR=[YR=2022] N7 E10 S7 W10 $ E10 N7 W10 N24$ W10$.

EXTRA FEATURES

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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