LOT 31
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MOON HILLARY NANE
95102 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0031-0000

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		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

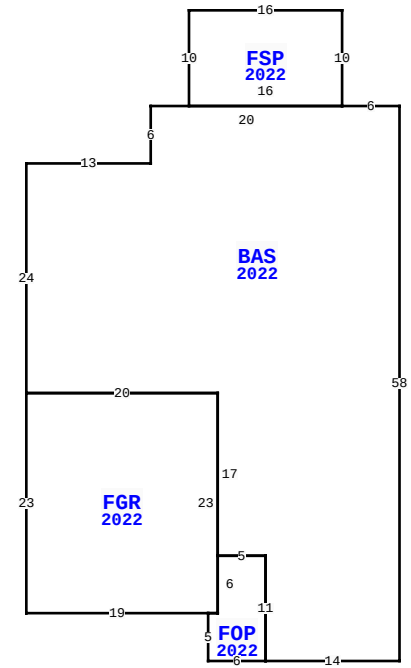
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2022	1,569	186,211
FGR	460	55	2022	253	30,027
FOP	60	30	2022	18	2,136
FSP	160	40	2022	64	7,595
TOTALS	2,249			1,904	225,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	114.1700	119.88	228,252	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1569 HX Base Yr 2023



95102 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,969
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		310,969
SOH/AGL Deduction		12,021
ASSESSED VALUE		298,948
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		242,537
TOTAL JUST VALUE		310,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106977	CO ISSUED	0	03/29/2022
B2106977	NEW CONSTR	233,722	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/893	12/03/2025	QC	U	I	11	100
GRANTOR: DAHL CHRISTOPHER ERIC						
GRANTEE: MOON HILLARY NANE						
2554/0353	3/31/2022	SW	Q	I	01	357,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAHL CHRISTOPHER ER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W6 FSP=[YR=2022] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2022] S23 E19 FOP=[YR=2022] S5 E6 N11 W5 S6 W1$ E1 N23 W20$ E20 S17 E5 S11 E14 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

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	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