LOT 32
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

GOLMOND MELVIN & COURTNAY
95094 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0032-0000

BUILDING CHARACTERISTICS

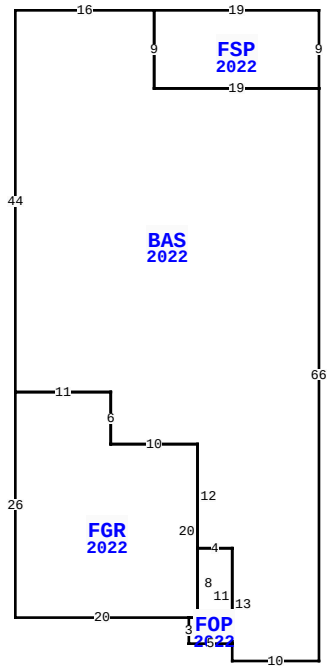
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,811	100	2022	1,811	202,937
FGR	486	55	2022	267	29,920
FOP	47	30	2022	14	1,569
FSP	171	40	2022	68	7,620
TOTALS	2,515			2,160	242,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	107.8000	113.19	244,490	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 1811 HX Base Yr 2024



95094 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		242,045
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,045
SOH/AGL Deduction		0
ASSESSED VALUE		327,045
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,634
TOTAL JUST VALUE		327,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105527	CO ISSUED	0	02/04/2022
B2105527	NEW CONSTR	267,508	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1037	4/07/2023	WD	Q	I	01	400,000
GRANTOR: HIPPS MATTHEW FREDERI						
GRANTEE: GOLMOND MELVIN & CO						
2539/0087	2/04/2022	SW	Q	I	01	369,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HIPPS MATTHEW FREDE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S3 E5 N11 W4 S8 W1$ E1 N20 W10 N6 W11$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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