LOT 49
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

CIPOLLA CATHERINE ANNE
95086 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0049-0000

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

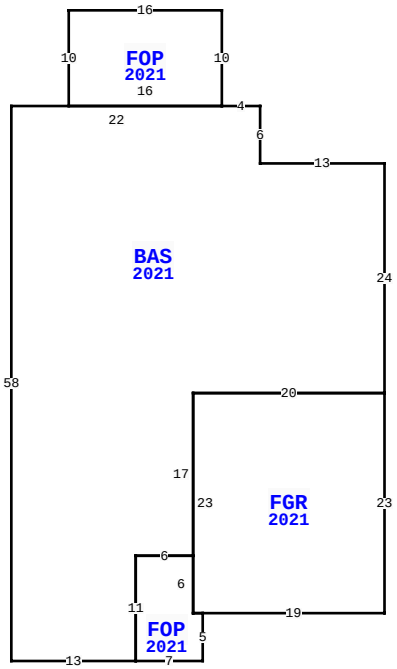
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2021	1,558	183,971
FGR	460	55	2021	253	29,875
FOP	71	30	2021	21	2,479
FOP	160	30	2021	48	5,668
TOTALS	2,249			1,880	221,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	114.1700	119.88	225,374	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 1558 HX Base Yr 2026



95086 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		221,993
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,993
SOH/AGL Deduction		0
ASSESSED VALUE		306,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,582
TOTAL JUST VALUE		306,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006624	CO ISSUED	0	02/11/2021
B2006624	NEW CONSTR	219,306	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1052	3/12/2024	WD	Q	I	01	395,000
GRANTOR: STRAUSS DAVID C & KEL						
GRANTEE: CIPOLLA CATHERINE A						
2438/0004	2/16/2021	SW	Q	I	02	266,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STRAUSS DAVID C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 N6 W4 FOP=[YR=2021] N10 W16 S10 E16$ W22 S58 E13 FOP=[YR=2021] E7 N5 FGR=[YR=2021] E19 N23 W20 S23 E1$ W1 N6 W6 S11$ N11 E6 N17 E20 N24$.

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