LOT 51
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

WOODY ANN-MARIE & ARTHUR JAMES
95070 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0051-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
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

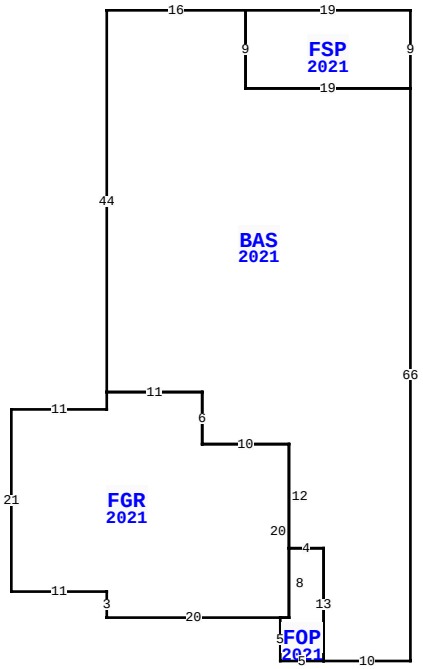
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2021	1,811	214,399
FGR	717	55	2021	394	46,645
FOP	57	30	2021	17	2,012
FSP	171	40	2021	68	8,050
TOTALS	2,756			2,290	271,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	114.4640	120.19	275,235	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1811 HX Base Yr 2022



95070 COLNAGO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,106
TOTAL MARKET OB/XF VALUE		53,230
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		409,336
SOH/AGL Deduction		93,338
ASSESSED VALUE		315,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,587
TOTAL JUST VALUE		409,336
NCON VALUE		53,230
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011866	BUILDING & INSTAL	17,500	10/24/2025
SP250009774	POOL RESI	49,530	08/29/2025
C2006584	CO ISSUED	0	02/16/2021
B2006584	NEW CONSTR	262,156	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0764	2/17/2021	SW	Q	I	01	272,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WOODY ANN-MARIE & A						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	
7	0912	SCRN RM G	0	100	35	18	630.00	SF	21.00	21.00	100	2026	2025		100	13,230	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-19,0] W16 S44 E11 S6 E10 S12 E4 S13 E10 N66 W19 N9 $
FGR=[YR=2021;ORIG=-35,44] S2 W11 S21 E11 S3 E20 E1 N20 W10 N6 W11 $
FSP=[YR=2021;ORIG=0,0] W19 S9 E19 N9 $
FOP=[YR=2021;ORIG=-15,70] S5 E5 N13 W4 S8 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,230

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