LOT 52
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

JOANNE'S TRUST/BILKA JOANN WOODY TRUSTEE
95054 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0052-0000

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	13	LVT/LAMNT 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

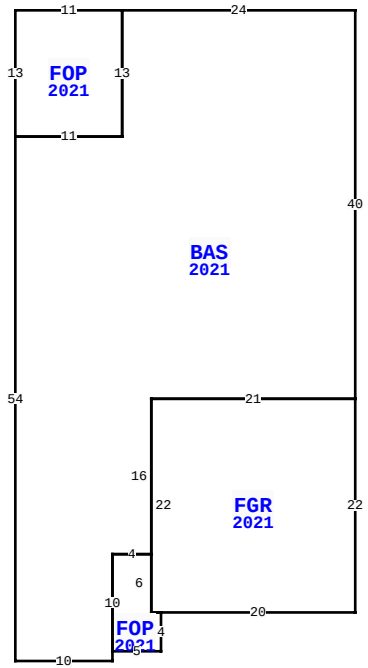
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2021	1,591	178,998
FGR	462	55	2021	254	28,577
FOP	44	30	2021	13	1,463
FOP	143	30	2021	43	4,837
TOTALS	2,240			1,901	213,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	108.7800	114.22	217,132	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1591 HX Base Yr 2022



95054 COLNAGO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,875
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		298,875
SOH/AGL Deduction		111,073
ASSESSED VALUE		187,802
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		131,391
TOTAL JUST VALUE		298,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006591	CO ISSUED	0	02/08/2021
B2006591	NEW CONSTR	222,450	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1305	3/22/2022	WD	U	I	11	100
GRANTOR: BILKA JOANN WOODY						
GRANTEE: JOANNE'S TRUST						
2437/1969	2/09/2021	SW	Q	I	02	258,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BILKA JOANN WOODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] W11 S13 E11 N13$ S13 W11 S54 E10 N1 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N22 W21 S22 E1$ W1 N6 W4 S10$ N10 E4 N16 E21 N40$.

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