LOT 54
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

WATSON GLADYS HOBELMAN L/E/
95024 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0054-0000

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 100
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

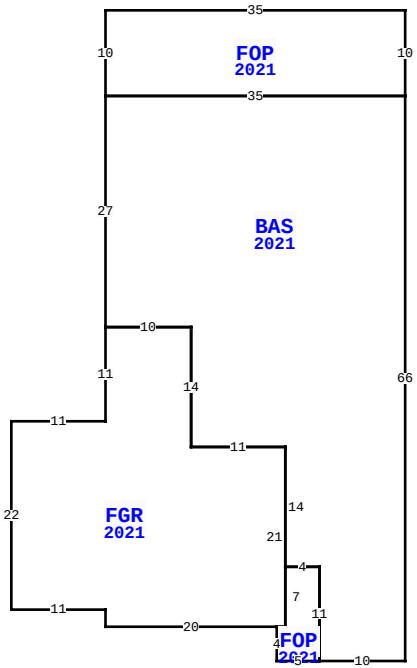
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2021	1,601	199,599
FGR	823	55	2021	453	56,476
FOP	48	30	2021	14	1,745
FOP	350	30	2021	105	13,091
TOTALS	2,822			2,173	270,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	120.5400	126.57	275,037	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1601 HX Base Yr 2022



95024 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		270,911
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,911
SOH/AGL Deduction		137,056
ASSESSED VALUE		218,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,444
TOTAL JUST VALUE		355,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006675	CO ISSUED	0	02/05/2021
B2006675	NEW CONSTR	245,883	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0077	11/22/2022	QC	U	I	11	100
GRANTOR: WATSON GLADYS HOBELMA						
GRANTEE: SANDERS JENNIFER L						
2435/0994	2/12/2021	SW	Q	I	01	301,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WATSON GLADYS HOBEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W35 S10 BAS=[YR=2021] S27 FGR=[YR=2021] S11 W11 S22 E11 S2 E20 FOP=[YR=2021] S4 E5 N11 W4 S7 W1$ E1 N21 W11 N14 W10$ E10 S14 E11 S14 E4 S11 E10 N66 W35 $ E35 N10$.

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