LOT 74
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

XEROS GIANNI G & LOURDES E L/E/
94996 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0074-0000

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		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

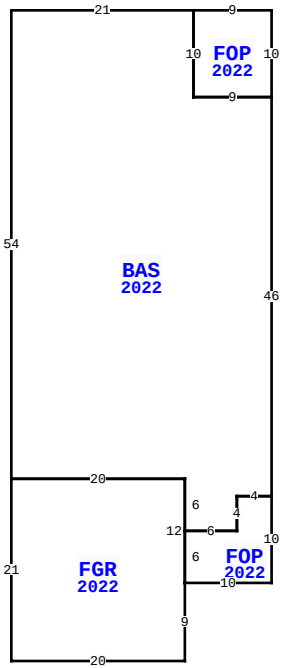
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	2022	1,574	177,984
FGR	420	55	2022	231	26,121
FOP	76	30	2022	23	2,601
FOP	90	30	2022	27	3,053
TOTALS	2,160			1,855	209,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	108.7800	114.22	211,878	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1574 HX Base Yr 2023



94996 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		209,759
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		294,759
SOH/AGL Deduction		10,481
ASSESSED VALUE		284,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,867
TOTAL JUST VALUE		294,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012732	CO ISSUED	0	11/01/2022
B2201158	NEW CONSTR	263,617	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2864/110	4/23/2026	LE	U	I	11	100
GRANTOR: XEROS GIANNI G & LOUR						
GRANTEE: XEROS LOURDES EMILI						
2604/0459	11/09/2022	SW	Q	I	01	386,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: XEROS GIANNI GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W9 BAS=[YR=2022] W21 S54 FGR=[YR=2022] S21 E20 N9 FOP=[YR=2022] E10 N10 W4 S4 W6 S6$ N12 W20$ E20 S6 E6 N4 E4 N46 W9 N10$ S10 E9 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	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