LOT 84
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

KCCD PROPERTIES
94954 COLNAGO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0084-0000

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		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

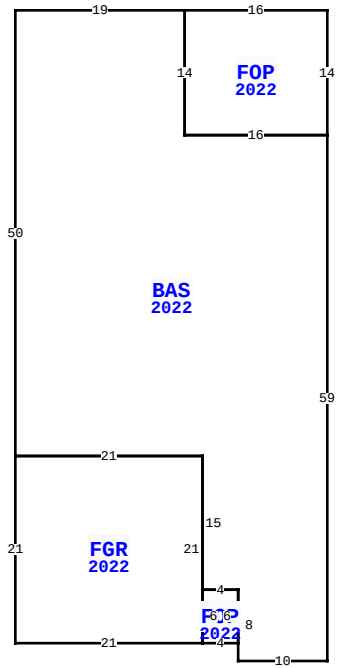
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2022	1,816	203,497
FGR	441	55	2022	243	27,230
FOP	24	30	2022	7	784
FOP	224	30	2022	67	7,508
TOTALS	2,505			2,133	239,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	107.8000	113.19	241,434	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 1816 HX Base Yr 2026



94954 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		239,020
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,020
SOH/AGL Deduction		0
ASSESSED VALUE		324,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,609
TOTAL JUST VALUE		324,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115884	NEW CONSTR	266,503	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	12/11/2025	CN	Q	I	01	376,000
GRANTOR: DUONG CHANRAKSMEY						
GRANTEE: KCCD PROPERTIES						
2596/0064	10/11/2022	SW	Q	I	01	350,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DUONG CHANRAKSMEY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W19 S50 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	000135	C	RES NATURAL	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