LOT 92
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

LE HUNG QUANG & HANNAH HONG
106 DORAL DRIVE
BLUE BELL, PA 19422

2023

42-2N-28-1141-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

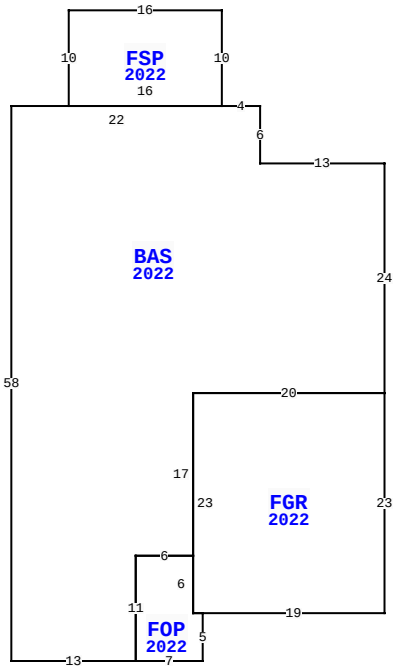
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	162,328
FGR	460	55	253	26,360
FOP	71	30	21	2,188
FSP	160	40	64	6,668
TOTALS	2,249		1,896	197,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	115.4440	104.19	197,544	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1558 HX Base Yr



94947 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,544
TOTAL MARKET OB/XF VALUE	3,624
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	276,168
SOH/AGL Deduction	0
ASSESSED VALUE	276,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,168
TOTAL JUST VALUE	276,168
NCON VALUE	201,168
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009318	NEW CONSTR	266,412	10/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1320	9/29/2022	SW	Q	I	01	400,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LE HUNG QUANG & HAN						
2513/0856	11/10/2021	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 N6 W4 FSP=[YR=2022] N10 W16 S10 E16$ W22 S58 E13 FOP=[YR=2022] E7 N5 FGR=[YR=2022] E19 N23 W20 S23 E1$ W1 N6 W6 S11$ N11 E6 N17 E20 N24$.

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
1	0811	CONCRETE B	0	0	0	0	663.00	SF	5.20	5.20	100	2022	2022	3	100	3,448	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2022	2022	3	100	176	

LAND DESCRIPTION

TOTAL OB/XF 3,624

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	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS