LOT 101
VILLAGE WALK PHASE 2
PBK 2243/434

TRUONG TAN M/LE GAM HONG
83329 CHAPEL CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0101-0000

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 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

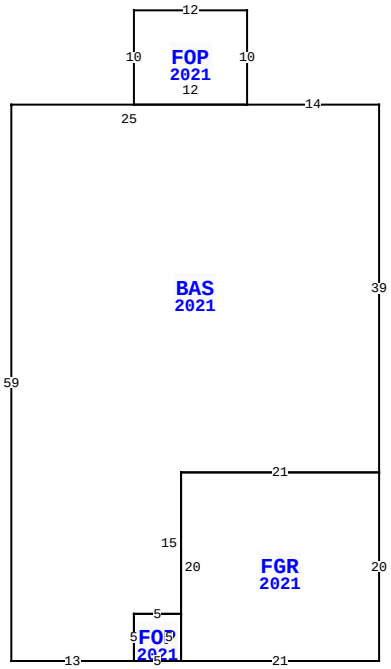
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	211,394
FGR	420	55	231	26,311
FOP	25	30	8	911
FOP	120	30	36	4,100
TOTALS	2,421		2,131	242,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	120.4959	114.47	243,936	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



83329 CHAPEL CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,716
TOTAL MARKET OB/XF VALUE		3,197
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,913
SOH/AGL Deduction		33,789
ASSESSED VALUE		287,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,124
TOTAL JUST VALUE		320,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009841	NEW CONSTR	251,444	10/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2471/1890	6/17/2021	SW	Q	I	01	270,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TRUONG TAN M & GAM						
2394/0219	9/17/2020	WD	Q	V	05	549,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] N10 W12 S10 E12$ W25 S59 E13 FOP=[YR=2021] E5 FGR=[YR=2021] E21 N20 W21 S20$ N5 W5 S5$ N5 E5 N15 E21 N39$.

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	100	0	0	621.00	SF	5.20	5.20	100	2021	2021	3	99	3,197	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/11/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS