LOT 26
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MIROSWORF LLC
4550 SW BETTS AVE #1112
BEAVERTON, OR 97005

**2024**

**42-2N-28-1141-0026-0000**

## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

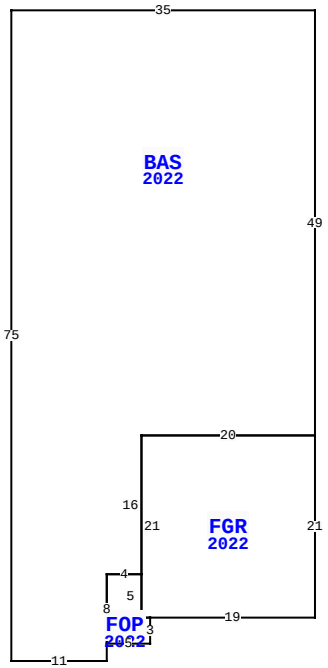
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,065 | 100 | 2,065 | 234,749 |
| FGR | 420 | 55 | 231 | 26,260 |
| FOP | 35 | 30 | 10 | 1,137 |
| TOTALS | 2,520 | | 2,306 | 262,146 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,306 | 119.6580 | 113.68 | 262,146 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2065 HX Base Yr




95134 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 | 262,146 |
| TOTAL MARKET OB/XF VALUE | 3,427 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 340,573 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 340,573 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 340,573 |
| TOTAL JUST VALUE | 340,573 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 304,807 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2109183 | CO ISSUED | 0 | 04/06/2022 |
| B2109183 | NEW CONSTR | 290,872 | 07/14/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2714/452 | 5/24/2024 | QC | U | I | 11 | 100 |
| GRANTOR: CHEUNG WINSY | | | | | | |
| GRANTEE: MIROSWORF LLC | | | | | | |
| 2662/1559 | 8/03/2023 | PR | U | I | 11 | 100 |
| GRANTOR: CHEUNG WINSEY AS PR O | | | | | | |
| GRANTEE: CHEUNG WINSY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W35 S75 E11 N2 FOP=[YR=2022] E5 N3
FGR=[YR=2022] E19 N21 W20 S21 E1$ W1 N5 W4 S8$ N8 E4 N16 E20 N49$.

## 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 | 659.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,427 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,427

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 04/04/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS