

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

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

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

31  
03  
03  
05  
11  
14  
03  
04

Exterior Wall  
Roof Structur  
Roof Cover  
Interior Wall  
Interior Floo  
Interior Floo  
Air Condition  
Heating Type  
Bedrooms  
Bathrooms  
Frame  
Stories  
Units  
Occupancy

HARDIE BRD 100  
GABLE/HIP 100  
COMP SHNGL 100  
DRYWALL 100  
CLAY TILE 70  
CARPET 30  
CENTRAL 100  
AIR DUCTED 100  
  
3 100  
2 100  
WOOD FRAME 100  
  
1. 1 100  
0 100  
NONE 100

TOTALS

2,421

2,131

254,218

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 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

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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 120.50 256,786 2021 2021 0 0 1.00 99.00

1 SINGLE FAM - 100% - 2022

Heated Area: 1856

HX Base Yr 2022

BLD DATE

03/13/2023

NW

LGL DATE

04/24/2024

MLU

XF DATE

INC DATE

BLD DATE

XF DATE

INC DATE

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\$.

FOP 2021

BAS 2021

FGR 2021

FOP 2021

NASSAU COUNTY PROPERTY

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