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

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

2025

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

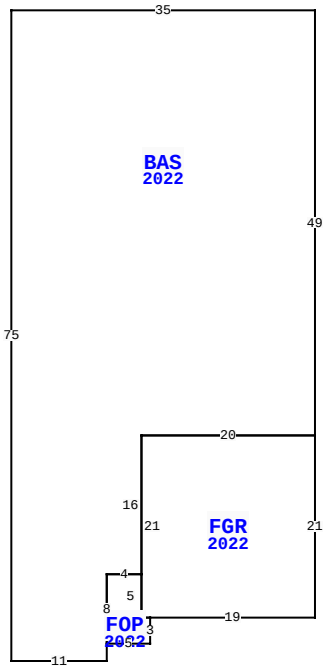
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2022	2,065	245,863
FGR	420	55	2022	231	27,503
FOP	35	30	2022	10	1,191
TOTALS	2,520			2,306	274,556

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	119.66	275,936	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2065 HX Base Yr



95134 COLNAGO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,556
TOTAL MARKET OB/XF VALUE	3,393
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	362,949
SOH/AGL Deduction	0
ASSESSED VALUE	362,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,949
TOTAL JUST VALUE	362,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,573

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	99	3,393	

LAND DESCRIPTION

TOTAL OB/XF 3,393

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	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/04/2022 BY HS Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS