LOT 78
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

SPAHIU SHARLEEN & ISEN
332 LYNDHURST AVE
LYNDHURST, NJ 07071

2025

42-2N-28-1141-0078-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

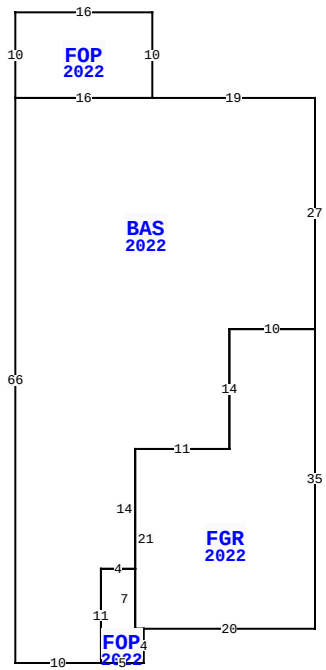
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2022	1,601	190,618
FGR	581	55	2022	320	38,100
FOP	48	30	2022	14	1,667
FOP	160	30	2022	48	5,715
TOTALS	2,390			1,983	236,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	119.6580	119.66	237,286	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1601 HX Base Yr



94980 COLNAGO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,100
TOTAL MARKET OB/XF VALUE	3,459
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	324,559
SOH/AGL Deduction	0
ASSESSED VALUE	324,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,559
TOTAL JUST VALUE	324,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107677	CO ISSUED	0	06/02/2022
B2107677	NEW CONSTR	244,576	06/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/581	6/03/2024	WD	Q	I	02	360,000
GRANTOR: WARREN GREGORY SIMMON						
GRANTEE: SPAHIU SHARLEEN & I						
2585/1449	6/03/2022	SW	Q	I	01	362,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WARREN GREGORY SIMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FOP=[YR=2022] N10 W16 S10 E16$ W16 S66 E10 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27$.

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	672.00	SF	5.20	5.20	100	2022	2022	3	99	3,459	

LAND DESCRIPTION

TOTAL OB/XF 3,459

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 08/09/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS