LOT 30
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

RODRIGUEZ LOURMANYS G BARRERA & JAIME SUN DAVILA
95413 CORSICA CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0030-0000

BUILDING CHARACTERISTICS

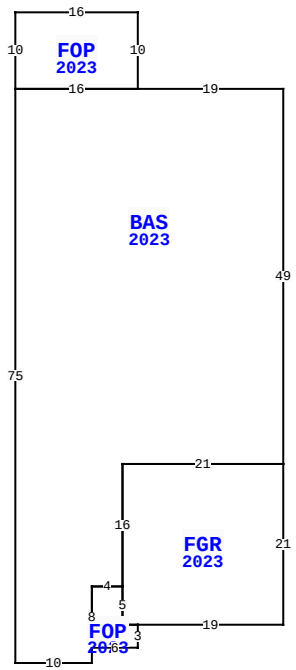
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2,039	233,873
FGR	441	55	243	27,872
FOP	38	30	11	1,262
FOP	160	30	48	5,506
TOTALS	2,678		2,341	268,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	120.7360	114.70	268,513	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2039 HX Base Yr 2024



95413 CORSICA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

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	1.00	SF	5.20	5.20	100	2023	2023		100	5	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,513
TOTAL MARKET OB/XF VALUE		5
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,518
SOH/AGL Deduction		0
ASSESSED VALUE		343,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,518
TOTAL JUST VALUE		343,518
NCON VALUE		268,518
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016331	NEW CONSTR	328,472	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1392	7/20/2023	SW	Q	I	01	406,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ LOURMANYS						
2598/0618	10/20/2022	SW	Q	V	05	728,400
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W19 W16 S75 E10 N2 N8 E4 N16 E21 N49 $
FOP=[YR=2023;ORIG=35,0] E16 S10 W16 N10 $
FOP=[YR=2023;ORIG=45,75] E4 S5 E2 S3 W6 N8 $
FGR=[YR=2023;ORIG=49,59] E21 S21 W19 W2 N5 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 5

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 05/18/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS