LOT 33
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

NAFZIGER CHRISTOPHER ALLEN/QUIGLEY CYNTHIA JANE
95437 CORSICA CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0033-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

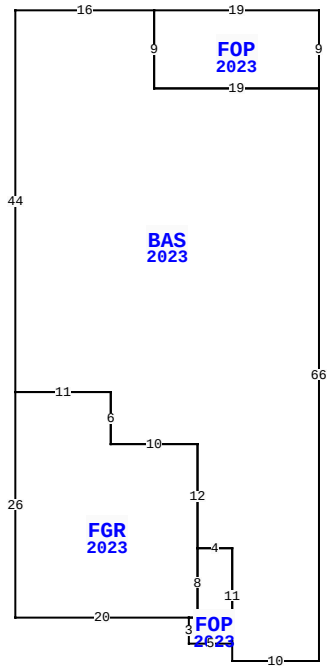
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	204,009
FGR	486	55	267	30,078
FOP	47	30	14	1,577
FOP	171	30	51	5,745
TOTALS	2,515		2,143	241,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	118.5800	112.65	241,409	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1811 HX Base Yr 2024



95437 CORSICA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,409
TOTAL MARKET OB/XF VALUE		3,965
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,374
SOH/AGL Deduction		0
ASSESSED VALUE		320,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,374
TOTAL JUST VALUE		320,374
NCON VALUE		245,374
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/28/2023
B230005060	1813 HTD	343,328	04/19/2023
22016300	NEW CONSTR	329,499	10/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1662	11/29/2023	SW	Q	I	01	390,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: NAFZIGER CHRISTOPHE						
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=51,0] W16 S44 E11 S6 E10 S12 E4 S11 S2 E10 N66 W19 N9 $
FGR=[YR=2023;ORIG=35,44] S26 E20 E1 N8 N12 W10 N6 W11 $
FOP=[YR=2023;ORIG=70,9] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=60,62] W4 S8 W1 S3 E5 N11 $
.

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	0810	CONCRETE A	0	100	0	0	610.00	SF	6.50	6.50	100	2024	2023		100	3,965	

LAND DESCRIPTION

TOTAL OB/XF 3,965

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 11/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS