LOT 35
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MITCHELL CARL WILLIAM & KATHY JEAN
95448 CORSICA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

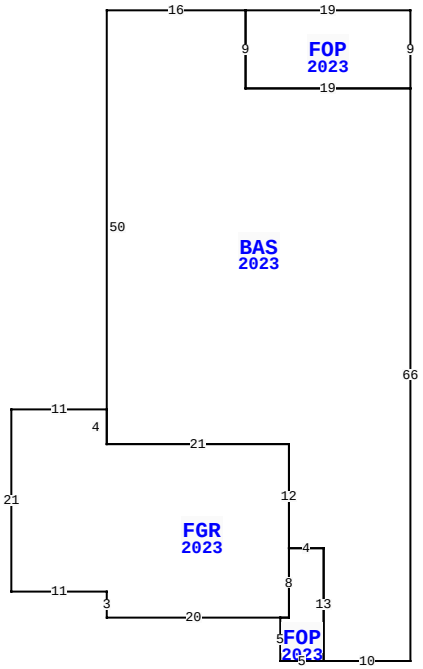
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2023	1,877	228,637
FGR	651	55	2023	358	43,608
FOP	57	30	2023	17	2,071
FOP	171	30	2023	51	6,212
TOTALS	2,756			2,303	280,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	121.8140	121.81	280,528	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1877 HX Base Yr 2024



95448 CORSICA 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		280,528
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,896
SOH/AGL Deduction		13,995
ASSESSED VALUE		355,901
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		300,179
TOTAL JUST VALUE		369,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016355	NEW CONSTR	361,424	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/561	9/29/2023	SW	Q	I	01	424,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MITCHELL CARL WILLI						
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=25,-20] E16 S9 E19 S66 W10 N13 W4 N12 W21 N50 $
FGR=[YR=2023;ORIG=46,30] W21 N4 W11 S21 E11 S3 E20 E1 N8 N12 $
FOP=[YR=2023;ORIG=41,-11] E19 N9 W19 S9 $
FOP=[YR=2023;ORIG=46,42] E4 S13 W5 N5 E1 N8 $
.

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	840.00	SF	5.20	5.20	100	2023	2023		100	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/01/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS