

NILES ELIZABETH ANN & WILLIAM T
95440 CORSICA CT
FERNANDINA BEACH, FL 32034

42-2N-28-1142-0036-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100			0100	01	3,078	120.4280	120.43	370,684	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2024														Heated Area: 2640										
Roof Cover		03	COMP SHNGL 100																	HX Base Yr 2024										
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																											
Bathrooms			4 100																											
Bathrooms			2.5 100																											
Frame		02	WOOD FRAME 100																											
Stories		2.	2. 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	1,138	100	2023	1,138	137,049																									
FGR	690	55	2023	380	45,763																									
FOP	20	30	2023	6	723																									
FOP	150	30	2023	45	5,419																									
FUS	1,502	100	2023	1,502	180,886																									
STR	70	10	2023	7	843																									
TOTALS		3,570			3,078	370,684																								
EXTRA FEATURES						95440 CORSICA CT, FERNANDINA BEACH										BLD DATE				LGL DATE		04/25/2025 MLU								
																XF DATE		LAND DATE												
																INC DATE		AG DATE												
L N	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	0812	CONCRETE C	0	100	0	0		1,045.00	SF	4.00					100	2023	2023	100	4,180											