LOT 37
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

CIASTON MALGORZATA
95432 CORSICA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0037-0000

BUILDING CHARACTERISTICS

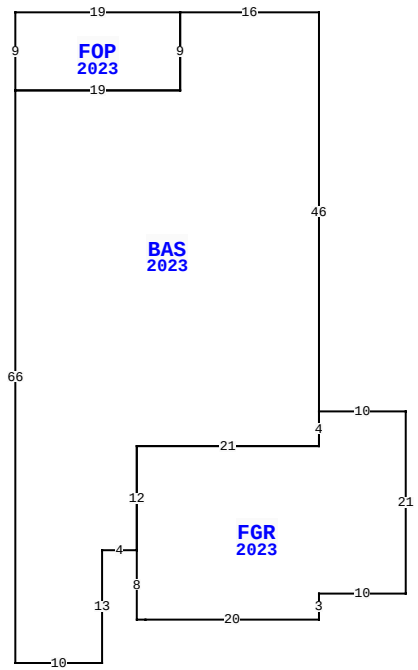
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2023	1,877	239,768
FGR	630	55	2023	346	44,198
FOP	171	30	2023	51	6,515
TOTALS	2,678			2,274	290,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	127.7430	127.74	290,481	2023	2023	0	0	0	0.00	100.00

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



95432 CORSICA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,481
TOTAL MARKET OB/XF VALUE		4,966
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,447
SOH/AGL Deduction		143,146
ASSESSED VALUE		237,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,579
TOTAL JUST VALUE		380,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016312	NEW CONSTR	309,291	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/139	6/30/2023	SW	Q	I	01	432,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CIASTON MALGORZATA						
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=70,0] W16 S9 W19 S66 E10 N13 E4 N12 E21 N4 N46 $
FOP=[YR=2023;ORIG=35,0] E19 S9 W19 N9 $
FGR=[YR=2023;ORIG=49,50] E21 N4 E10 S21 W10 S3 W20 W1 N8 N12 $
.

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	955.00	SF	5.20	5.20	100	2023	2023		100	4,966	

LAND DESCRIPTION

TOTAL OB/XF 4,966

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 05/18/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS