LOT 39
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

GRIMM KARL EUGENE & LYNN STOCKTON
95416 CORSICA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0039-0000

BUILDING CHARACTERISTICS

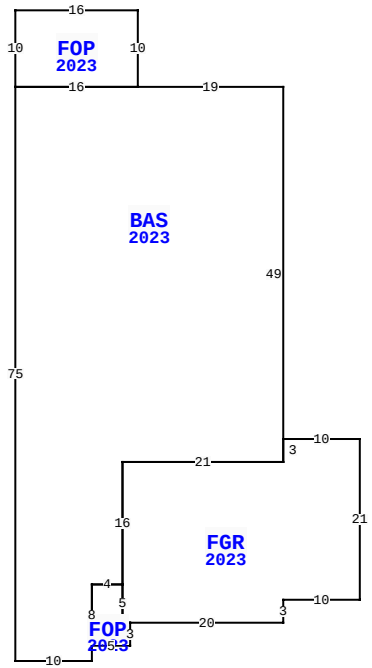
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,039	100	2023	2,039	241,153
FGR	651	55	2023	358	42,341
FOP	35	30	2023	10	1,183
FOP	160	30	2023	48	5,677
TOTALS	2,885			2,455	290,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	118.2720	118.27	290,353	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2039 HX Base Yr



95416 CORSICA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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	0812	CONCRETE C	0	0	0	0	1,030.00	SF	4.00	4.00	100	2023	2023		100	4,120	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	290,353
TOTAL MARKET OB/XF VALUE	4,120
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	379,473
SOH/AGL Deduction	0
ASSESSED VALUE	379,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,473
TOTAL JUST VALUE	379,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016313	NEW CONSTR	334,818	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1948	10/27/2023	SW	Q	I	01	465,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GRIMM KARL EUGENE &						
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=21,10] E16 E19 S49 W21 S16 W4 S8 S2 W10 N75 $
FGR=[YR=2023;ORIG=56,59] W21 S16 S5 E1 E20 N3 E10 N21 W10 S3 $
FOP=[YR=2023;ORIG=37,0] S10 W16 N10 E16 $
FOP=[YR=2023;ORIG=31,75] E4 S5 E1 S3 W5 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,120

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	000134	C	RES POND	0		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