

LOT 40
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

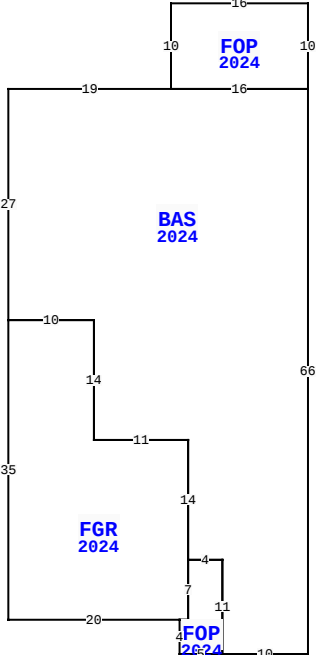
MEDEIROS MARTY WILLIAM/MEDEIROS MALEA PAIGE
95408 CORSICA COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0040-0000



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 Floor	08	SHT VINYL 100
Interior Ceiling	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,601	100
FGR	581	55
FOP	48	30
FOP	160	30
TOTALS	2,390	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,983	118.5800	118.58	235,144	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1601 HX Base Yr											
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,601	100	2024	1,601	189,847						
FGR	581	55	2024	320	37,946						
FOP	48	30	2024	14	1,660						
FOP	160	30	2024	48	5,692						
TOTALS	2,390			1,983	235,144						

95408 CORSICA CT, FERNANDINA BEACH

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

EXTRA FEATURES																	
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	0811	CONCRETE B	0	0	0	0	677.00	SF	5.20	5.20	100	2024	2023		100	3,520	
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