LOT 32
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

**KANE ROBERT EDWARD II & MYKAHLA MERCEDES**
95429 CORSICA CT
FERNANDINA BEACH, FL 32034

**2026**

**42-2N-28-1142-0032-0000**

## BUILDING CHARACTERISTICS

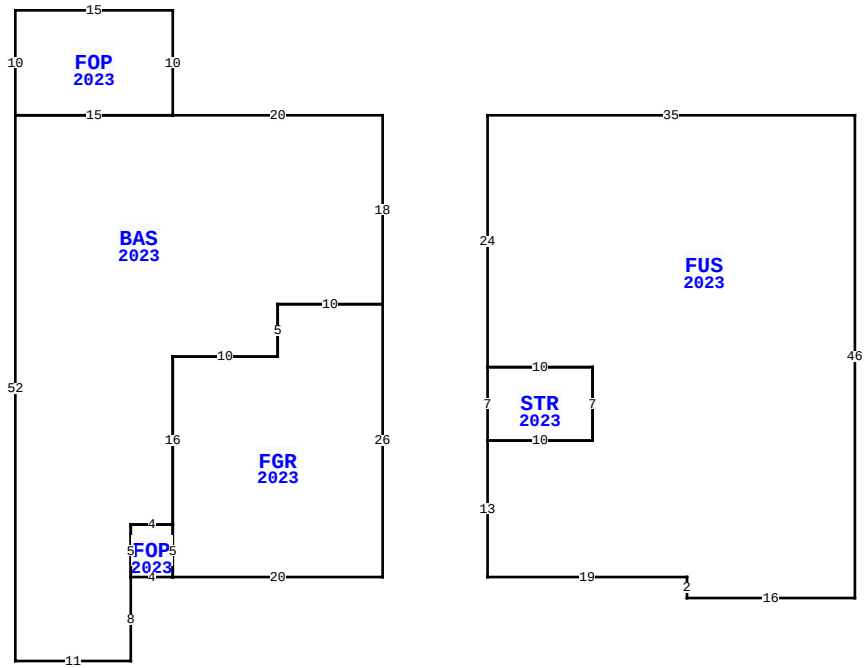
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 122,935 |
| FGR | 470 | 55 | 2023 | 258 | 27,871 |
| FOP | 20 | 30 | 2023 | 6 | 648 |
| FOP | 150 | 30 | 2023 | 45 | 4,862 |
| FUS | 1,502 | 100 | 2023 | 1,502 | 162,257 |
| STR | 70 | 10 | 2023 | 7 | 756 |
| TOTALS | 3,350 | | | 2,956 | 319,328 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,956 | 103.4000 | 108.57 | 320,933 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 100% - 2025 Heated Area: 2640 HX Base Yr 2025




95429 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 | | 319,328 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 404,328 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 404,328 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 352,917 |
| TOTAL JUST VALUE | | 404,328 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 424,917 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22016344 | NEW CONSTR | 418,782 | 10/31/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2656/528 | 7/21/2023 | SW | Q | I | 01 | 459,200 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: KANE ROBERT EDWARD | | | | | | |
| 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=60,10] W20 W15 S52 E11 N8 N5 E4 N16 E10 N5 E10 N18 $
FOP=[YR=2023;ORIG=25,0] E15 S10 W15 N10 $
FOP=[YR=2023;ORIG=36,49] E4 S5 W4 N5 $
FGR=[YR=2023;ORIG=50,33] N5 E10 S26 W20 N5 N16 E10 $
FUS=[YR=2023;ORIG=70,10] E35 S46 W16 N2 W19 N13 E10 N7 W10 N24 $
STR=[YR=2023;ORIG=70,34] E10 S7 W10 N7 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 07/09/2026 BY SYS