LOT 35
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MITCHELL CARL WILLIAM & KATHY JEAN
95448 CORSICA CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0035-0000

BUILDING CHARACTERISTICS

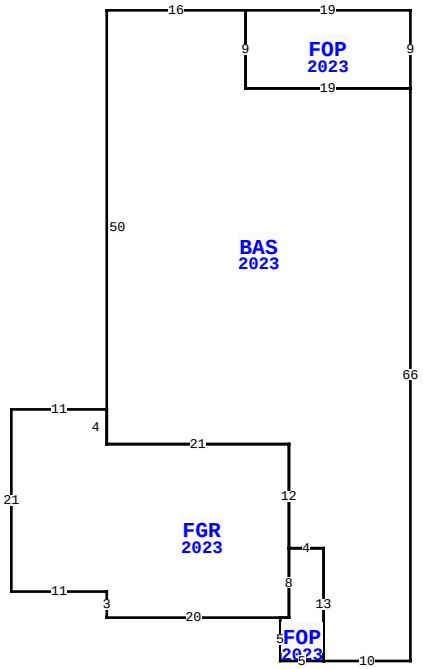
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,877	100	2023	1,877	217,167
FGR	651	55	2023	358	41,420
FOP	57	30	2023	17	1,967
FOP	171	30	2023	51	5,900
TOTALS	2,756			2,303	266,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	110.7400	116.28	267,793	2023	2023	0	0	0	0.50	99.50

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



95448 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		266,454
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		351,454
SOH/AGL Deduction		0
ASSESSED VALUE		351,454
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		295,043
TOTAL JUST VALUE		351,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016355	NEW CONSTR	361,424	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/561	9/29/2023	SW	Q	I	01	424,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MITCHELL CARL WILLI						
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=25,-20] E16 S9 E19 S66 W10 N13 W4 N12 W21 N50 $
FGR=[YR=2023;ORIG=46,30] W21 N4 W11 S21 E11 S3 E20 E1 N8 N12 $
FOP=[YR=2023;ORIG=41,-11] E19 N9 W19 S9 $
FOP=[YR=2023;ORIG=46,42] E4 S13 W5 N5 E1 N8 $
.

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 09/01/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS