

LOT 37
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

KAMPSCHUUR -CIASTON LIVING TRUST/CIASTON MALGORZAT
95432 CORSICA CT
FERNANDINA BEACH, FL 32034

2026

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	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	227,737
FGR	630	55	2023	346	41,980
FOP	171	30	2023	51	6,188
TOTALS	2,678			2,274	275,905

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	116.1300	121.94	277,292	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024

Heated Area: 1877

HX Base Yr 2024

The floor plan diagram illustrates a building layout with three distinct areas: FOP 2023 (Front Office Port), BAS 2023 (Basement), and FGR 2023 (Front Garden Room). The diagram includes various dimensions for each area and the overall structure. The FOP 2023 area is located at the top left, with dimensions 19, 9, and 19. The BAS 2023 area is the central large space, with dimensions 16, 46, 10, 4, 21, 12, 4, 13, 10, 8, 20, and 3. The FGR 2023 area is located at the bottom right, with dimensions 10, 21, and 10. The overall dimensions of the building are 66 (width) and 10 (depth).

BLD DATE

LGL DATE

01/05/2025