

CATALINO HENRY A & NANCY A/JULIE EDWARDS TIDWELL T
330 MEADOWOOD DRIVE
ROSWELL, GA 30075

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																																																																																				
ELEMENT		CD	CONSTRUCTION										VALUATION SUMMARY																																																																																																					
Floor	4	100	1557100										2001										2001										100										100										0										NORM										% COND																																									
Recreation	CLUBHOUSE	CLUBHOUSE	100										1										CONDO - 0% - 0										SQFT=1620										HX Base Yr																																																																							
Recreation	HOT TUB	HOT TUB	100																																																																																																															
Recreation	POOL	POOL	100																																																																																																															
Location	INTERIOR	INTERIOR	100																																																																																																															
View	OCEANVIEW	OCEANVIEW	100																																																																																																															
Desirability	4TH FLOOR	4TH FLOOR	100																																																																																																															
Balcony	FOP	FOP	100																																																																																																															
Parking	COV/OPEN	COV/OPEN	100																																																																																																															
Bedrooms	3	100																																																																																																																
Bathrooms	2	100																																																																																																																
0th Rooms	2	100																																																																																																																
Quality		03	Quality Level 03																																																																																																															
DOR CODE		0400	CONDOMINIUM																																																																																																															
MAP NUM			MKT AREA																																																																																																															
NEIGHBORHOOD/LOC		1021	00																																																																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																														
TOTALS		0	0																																																																																																															
EXTRA FEATURES					403 TARPON AV, FERNANDINA BEACH																																																																																																													
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																																																																																																		