

CATON BRADLEY
2816 HENDERSON FOREST DRIVE
LAKE CHARLES, LA 70605

00-00-31-147G-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall		20	FACE BRICK 100		TYPE		0900	MDL	01	EFF. AREA		2,160	TOT ADJ PTS		119.6580	EFF. BASE RATE		149.57	REPL. COST NEW		323,071	AYB		1989	EYB		1989	ECON		0	FNCT		0	NORM		0	24.70		75.30										
Roof Structur		08	IRREGULAR 100		1		SNGL FAM - 0%		0		Heated Area:		1806		HX Base Yr																																		
Roof Cover		03	COMP SHNGL 100		28																																												
Interior Wall		05	DRYWALL 100		34																																												
Interior Floo		14	CARPET 80		4																																												
Interior Floo		08	SHT VINYL 20		3																																												
Air Condition		03	CENTRAL 100		4.2																																												
Heating Type		04	AIR DUCTED 100		10																																												
Bedrooms			4 100		9																																												
Bathrooms			2 100		13																																												
Frame		02	WOOD FRAME 100		23																																												
Stories		1.	1. 100		32																																												
Units		0	0 100		2																																												
Occupancy		00	NONE 100		14																																												
Quality		05	Quality Level 05																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA		01																																												
NEIGHBORHOOD/LOC		1030	00																																														
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																								
BAS			1,806		100		1,806		203,403																																								
FGR			578		55		318		35,815																																								
FOP			121		30		36		4,055																																								
TOTALS		2,505					2,160		243,272																																								
EXTRA FEATURES										2164 S NATURES GATE CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										03/19/2024 MLU									
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	0810	CONCRETE A	0	0	0	0	1,204.00	SF	6.50	6.50	100	1989	1989	3	57	4,461																																	
2	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	57	119																																	
3	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	1989	1989	3	57	356																																	