

CARABETTA MICHAEL R & CATHRYN
94106 GULL POINT PL
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		16 WD FR STUC 100		08 IRREGULAR 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		VALUATION BY		STANDARD													
Exterior Wall		08		16 WD FR STUC 100		08 IRREGULAR 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		Tax Group: 8		Tax Dist:													
Roof Structur		07		CONC TILE 100		05 DRYWALL 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		BUILDING MARKET VALUE		1,039,902													
Interior Wall		11		CLAY TILE 70		14 CARPET 30		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		TOTAL MARKET OB/XF VALUE		9,578													
Interior Floo		03		CENTRAL 100		04 AIR DUCTED 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		TOTAL LAND VALUE - MARKET		300,000													
Air Condition		04		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		TOTAL MARKET VALUE		1,349,480											
Heating Type		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		SOH/AGL Deduction		481,816											
Bedrooms		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		ASSESSED VALUE		867,664											
Bathrooms		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		TOTAL EXEMPTION VALUE		50,000											
Frame		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		BASE TAXABLE VALUE		817,664											
Stories		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		TOTAL JUST VALUE		1,349,480											
Units		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		NCON VALUE		0											
		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		INCOME VALUE													
		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022		PREVIOUS YEAR MKT VALUE		1,029,787											
		02		WOOD FRAME 100		1. 1. 100		0 100		1 SFR CUST - 100% - 2022		Heated Area: 2936		HX Base Yr 2022															
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