

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Exterior Wall	05	AVERAGE 100	07	GAMBREL 100	12	MODULAR MT 100	04	PLYWOOD 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Roof Structur	07	GAMBREL 100	12	MODULAR MT 100	04	PLYWOOD 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Cover	12	MODULAR MT 100	04	PLYWOOD 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Wall	04	PLYWOOD 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Interior Floo	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Interior Floo	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Heating Type	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0	0 100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,008	100	1,008	92,238	FUS	560	100	560	51,243	UOP	12	20	2	183	UOP	80	20	16	1,464	UOP	112	20	22	2,013	UOP	252	20	50	4,575	TOTALS	2,024		1,658	151,717	EXTRA FEATURES	95604 CATALINA DR, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU	BUILDING NOTES	BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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